

## GLOUCESTER TOWNSHIP PLANNING BOARD RESOLUTION ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Planning Board of the Township of Gloucester, County of Camden, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on June 29, 1999 and Reexamination Report on June 28, 2005 pursuant to N.J.S.A. 40:55D-89; and; and

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b (3); and

WHEREAS, N.J.A.C. 5:97-2.1(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

WHEREAS, N.J.A.C. 5:97-3.1(a) requires the preparation of a Fair Share Plan to address the total 1987-2018 fair share obligation of the Township of Gloucester; and

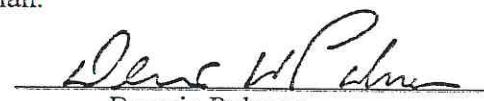
WHEREAS, N.J.A.C. 5:97-3.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Township of Gloucester held a public hearing(s) on the Housing Element and Fair Share Plan on December 15, 2008; and

WHEREAS, with nothing further from the Board the application was opened to the public. With no one from the public wishing to speak on the application, the public portion was closed.

WHEREAS, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Gloucester Township's June 29, 1999 Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Township of Gloucester, County of Camden, State of New Jersey, that the Planning Board hereby adopts the December 2008 Housing Element and Fair Share Plan.

  
\_\_\_\_\_  
Dennis Palmer  
Chairman of Planning Board

I hereby certify that this is a true copy of the resolution adopting the Housing Element and Fair Share Plan of the Township of Gloucester, County of Camden, on December 15, 2008.

  
\_\_\_\_\_  
Kenneth D. Lechner  
Planning Board Secretary

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP  
OF GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW  
JERSEY, PETITIONING WITH AN ADOPTED HOUSING  
ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Planning Board of the Township of Gloucester, County of Camden, State of New Jersey, adopted the Housing Element of the Master Plan on December 15, 2008; and

**WHEREAS**, a true copy of the resolution of the Planning Board adopting the Housing Element is attached pursuant to N.J.A.C. 5:96-2.2(a)2; and

**WHEREAS**, the Planning Board adopted the Fair Share Plan on December 15, 2008; and

**WHEREAS**, a true copy of the resolution of the Planning Board adopting the Fair Share Plan is attached pursuant to N.J.A.C. 5:96-2.2(a)2.

**NOW THEREFORE BE IT RESOLVED** that the Governing Body of Township of Gloucester, County of Camden, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the Township of Gloucester Planning Board; and

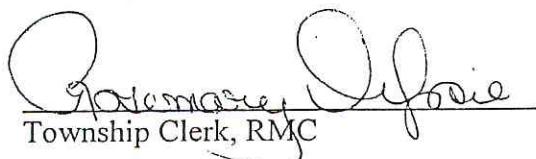
**BE IT FURTHER RESOLVED** that the Governing Body of Township of Gloucester, pursuant to the provisions of N.J.S.A. 52:27D-301 *et seq.* and N.J.A.C. 5:96-3.2(a), submits this petition for substantive certification of the Housing Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and

**BE IT FURTHER RESOLVED** that a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the petition; and

**BE IT FURTHER RESOLVED** that notice of this petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:96-3.5 within seven days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Township of Gloucester municipal Clerk's Office located at 1261 Chews Landing – Clementon Road at Hider Lane, during the hours of 8:00 AM – 5:45 PM on Monday through Thursday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5.

Adopted: December 15, 2008

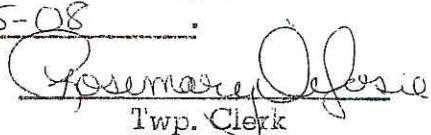
ATTEST:

  
Rosemarie DeJesus  
Township Clerk, RMC

  
\_\_\_\_\_  
President of Council

I hereby certify that the foregoing  
is a true copy of a document adopted  
by Gloucester Township Council on

12-15-08

  
\_\_\_\_\_  
Rosemarie DeJesus  
Twp. Clerk

# **Housing Element and Fair Share Plan**

**Gloucester Township  
Camden County**

December 5, 2008  
Last Revised December 29, 2008

**TOWNSHIP OF GLOUCESTER, CAMDEN COUNTY**  
**Mayor Cindy Rau-Hatton**

**TOWNSHIP COUNCIL**

Glen V. Bianchini, Council President                   Orlando Mercado, Council Vice President

**COUNCIL MEMBERS**

Crystal Evans  
Dan Hutchison  
Ken Garbowski  
Shelley Lovett  
Franklin T. Schmidt

Rosemary DiJosie, Township Clerk                   David F. Carlamere, Township Solicitor

**PLANNING BOARD**

Dennis Palmer, Chairman	John Custodio, Vice-Chairman
Gabe Busa	Cindy Rau-Hatton, Mayor
Linda Musser	Orlando Mercado, Councilman
Louis Vizoco	Michael DelDuke
Sharon Schulman	Eugene E. T. Lawrence

Elissa C. Commins, PE, CME, Planning Board Engineer  
Kenneth D. Lechner, Planning Board Planner/Secretary  
Michael J. McKenna, Planning Board Solicitor

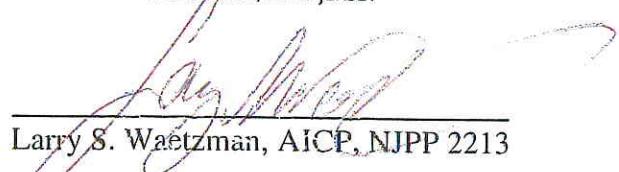
**DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING**

Kenneth D. Lechner, Director/Planner

**Technical Assistance Provided by:**

Larry Waetzman, AICP, NJPP

THE WAETZMAN PLANNING GROUP  
BRYN MAWR, PENNSYLVANIA  
WOODBURY, NEW JERSEY

  
Larry S. Waetzman, AICP, NJPP 2213

The original document has been signed and sealed and is on file in the Gloucester Township Municipal Offices. It is available for review during normal business hours.

## I. HOUSING ELEMENT

A fundamental component of planning for future growth is to understand what the future population will look like. The age, wealth, size, and other characteristics of a municipality's population will dictate the type, location, and pace of future growth. This section describes how Gloucester Township's population has changed in the past and what it is forecasted to be like in the future. Historic information on Gloucester Township's population is available from past planning efforts. Present and future population characteristics are available from the U.S. Census and from the Delaware Valley Regional Planning Commission (DVRPC), the Metropolitan Planning Organization for the Greater Philadelphia area.

### **Demographics**

Gloucester Township's population grew by 19.6% over the 1990s to 64,350 people in 2000. This is an increase of 10,553 people and although this represents a large growth rate, compared to the extreme growth from the 1950s through 1980s, the current growth actually represents a slowdown. This increase is also in contrast to the population growth experienced by Camden County. The County grew a more modest 1.2% over the 1990s.

**Figure 1: 1950-2000 Population Trend Comparison**

Year	Gloucester Township			Camden County			New Jersey		
	Population	increase	%	Population	increase	%	Population	increase	%
1950	7,952	n/a	n/a	300,743	n/a	n/a	4,835,329	n/a	n/a
1960	17,591	9,639	121.2%	392,035	91,292	30.4%	6,060,782	1,225,453	25%
1970	26,511	8,920	50.7%	456,291	64,256	16.4%	7,168,164	1,107,382	18%
1980	45,156	18,645	70.3%	471,650	15,359	3.4%	7,364,823	196,659	3%
1990	53,797	8,641	19.1%	502,824	31,174	6.6%	7,730,188	365,365	5%
2000	64,350	10,553	19.6%	508,932	6,108	1.2%	8,414,350	684,162	9%
2005*	67,458	3,108	4.8%	518,249	9,317	1.8	8,717,925**	303,575	3.6%

\*Estimated by determining total Certificates of Occupancy and Demolition Permits issued from 2000-2005, multiplied by the average household size from the 2000 census, and adding the total to the 2000 base population

\*\*Annual estimates of the Population for the US and States: April 1, 2000 to 2004

Source: US Census Bureau

Population forecasts are available through 2035 from the DVRPC and can be found in **Figure 2: 2000 – 2035 Future Population Growth** on the following page. Compared to its neighboring municipalities, at 10%, Gloucester Township's population growth is projected to increase, along with Winslow and Deptford Townships and Pine Hill Borough. The remaining neighboring municipalities are projected to decrease. However, Camden County is expected to have a slight increase of 2% in its population and the State's population is projected to increase over 16%

**Figure 2: 2000 – 2035 Future Population Growth**

	2000	2005	2010	2015	2025	2035	Absolute Change 2000-2035	Percent Change 2000-2035
<b>Gloucester Township</b>	<b>64,350</b>	<b>66,025</b>	<b>66,911</b>	<b>67,748</b>	<b>69,286</b>	<b>70,640</b>	<b>6,290</b>	<b>10%</b>
Runnemede Borough	8,535	8,467	8,421	8,378	8,299	8,229	(238)	(3%)
Magnolia Borough	4,405	4,362	4,351	4,341	4,323	4,306	(56)	(1%)
Somerdale Borough	5,192	5,123	5,111	5,099	5,077	5,058	(65)	(1%)
Stratford Borough	7,270	7,163	7,133	7,105	7,054	7,009	(154)	(2%)
Lindenwold Borough	17,414	17,158	17,150	17,142	17,128	17,116	(42)	0%
Pine Hill Borough	10,880	11,235	11,444	11,642	12,006	12,326	1,091	10%
Winslow Township	34,611	37,274	38,278	39,227	40,972	42,506	5,232	14%
Deptford Township	26,770	29,456	30,519	31,524	33,371	34,996	5,540	19%
Gloucester County	255,719	274,229	292,486	309,751	341,468	369,374	95,145	35%
Burlington County	423,397	446,866	464,968	482,153	513,569	541,203	94,337	21%
Camden County	507,889	515,027	516,880	518,632	521,851	524,684	9,657	2%
New Jersey	8,414,350	8,745,279	9,018,231	9,255,769	9,461,635	9,802,404	1,388,054	16.5%

As seen in **Figure 3: Population and Density Comparison, 1990-2000**, the increase in density for Gloucester was consistent with surrounding municipalities of similar size and/or population, the highest of the studied municipalities. **Figure 4: Population and Density Comparison, % Change from 1990-2000** illustrates that percentage of growth from 1990 to 2000 is in line with surrounding municipalities of similar size and population, however Gloucester Township's growth exceeds that of the County and State. **Figure 5: Population, Housing, and Persons Per Occupied Unit** illustrates the growth of Gloucester Township's housing stock exceeded the rate of population growth, but it was offset by a 4.1% decline in household size.

*Figure 3: Population and Density Comparison, 1990-2000*

	1990 Densities(units/sq. mile)		2000 Densities(units/sq. mile)		
	Area (Sq. Mile)	Population	Housing	Population	Housing
<b>Gloucester Township</b>	<b>23.22</b>	<b>2,316.8</b>	<b>856.7</b>	<b>2,771.2</b>	<b>1,044.6</b>
<b>Winslow Township</b>	57.7	521	182	600	215
<b>Deptford Township</b>	17.5	1,379	507	1,530	608
<b>Camden County</b>	222	2,265	857	2,289	899.5
<b>New Jersey</b>	7,417	1,042	415	1,134	446.3

*Figure 4: Population and Density Comparison, % Change from 1990-2000*

	Population	Housing
<b>Gloucester Township</b>	<b>19.6</b>	<b>21.9</b>
<b>Winslow Township</b>	15.2	18.1
<b>Deptford Township</b>	10.9	19.9
<b>Camden County</b>	1.1	5.0
<b>New Jersey</b>	8.8	7.5

*Figure 5: Population, Housing, and Persons Per Occupied Unit*

	1990 Census	2000 Census	% Change 1990-2000
<b>Population</b>	53,797	64,350	19.6%
<b>Housing Units</b>	19,893	24,257	21.9%
<b>Occupied Units</b>	18,527	23,150	24.9%
<b>Persons per Occupied Unit</b>	2.9	2.78	-4.1%

As shown in Figure 6: Age Distribution of Population, Gloucester Township has seen increases in almost every age group, most notably in the 45 to 54 year bracket and the 75 to 84 year bracket. On the contrary, the population group aged 25 to 34 experienced an 8.2% reduction. As of the 2000 Census, the median age for all residents of the Township was 34.6.

*Figure 6: Age Distribution of Population*

	<b>1990 Census</b>	<b>Percent of 1990 Population</b>	<b>2000 Census</b>	<b>Percent of 2000 Population</b>	<b>Change 1990 to 2000</b>	<b>% Change 1990 to 2000</b>
Under 5 years	4,304	8.0%	4,405	6.8%	101	2.3%
5 to 9 years	4,291	8.0%	4,865	7.6%	574	13.4%
10 to 14 years	4,093	7.6%	5,054	7.9%	961	23.5%
15 to 19 years	3,769	7.0%	4,601	7.1%	832	22.1%
20 to 24 years	3,724	6.9%	3,991	6.2%	267	7.2%
25 to 34 years	10,570	19.6%	9,706	15.1%	(864)	-8.2%
35 to 44 years	9,263	17.2%	11,515	17.9%	2,252	24.3%
45 to 54 years	5,392	10.0%	9,156	14.2%	3,764	69.8%
55 to 59 years	1,994	3.7%	2,966	4.6%	972	48.7%
60 to 64 years	1,888	3.5%	2,039	3.2%	151	8.0%
65 to 74 years	2,973	5.5%	3,418	5.3%	445	15.0%
75 to 84 years	1,234	2.3%	2,098	3.3%	864	70.0%
85 years +	303	0.6%	536	0.8%	233	76.9%
Total	53,797	100.0%	64,350	100.0%	10,553	19.6%

### Housing & Household Characteristics

Household income, as shown in **Figure 7: Household Income, 1999 Value and 2008**

**Adjusted Figures** (using the CPI inflation rate to adjust for 2008 dollars) shows that about 57% of Gloucester households earn between \$45,499 and \$157,294 (\$35,000 and \$99,999 1999 value). As of the 2000 Census, there were 3,934 residents or 6.2% with poverty status. The median household income of Gloucester Township as of the 2000 Census was \$54,280, or \$70,561 in 2008 value. The mean income for the Township was \$62,739 in 2000 or \$81,558 in 2008 value.

*Figure 7: Household Income, 1999 Value and 2008 Adjusted Figures*

<b>1999 Value</b>	<b>2008 Inflated Value</b>	<b>Number of Households</b>	<b>Percent</b>
Less than \$10,000	Less than \$13,000	1,226	5.3%
\$10,000 to \$14,999	\$13,000 to \$19,499	825	3.6%
\$15,000 to \$24,999	\$19,499 to \$32,499	2,129	9.2%
\$25,000 to \$34,999	\$32,499 to \$45,499	2,318	10.0%
\$35,000 to \$49,999	\$45,499 to \$64,997	3,734	16.2%
\$50,000 to \$74,999	\$64,997 to \$97,497	5,783	25.1%
\$75,000 to \$99,999	\$97,497 to \$129,996	3,696	16.0%
\$100,000 to \$149,999	\$129,996 to \$194,994	2,485	10.8%
\$150,000 to \$199,999	\$194,994 to \$259,992	575	2.5%
\$200,000 or more	\$259,992 or more	305	1.3%

Note: Utilized Bureau of Labor Statistics Inflation Calculator

As shown in the following charts, **Figure 8: Housing Units by Units in Structure** and **Figure 9: Occupied Housing, By Tenure**, it is clear that Gloucester is mostly single-family homes, with 57.8% of the population living in single-family detached homes and 16.7% living in single-family attached homes. Most people (74.1%) live in homes they own.

*Figure 8: Housing Unit By Units in Structure*

<b>Structure Type</b>	<b>Number</b>	<b>Percent</b>
<b>1-unit, detached</b>	13,991	57.8%
<b>1-unit, attached</b>	4,051	16.7%
<b>2 units</b>	647	2.7%
<b>3 or 4 units</b>	743	3.1%
<b>5 to 9 units</b>	1,032	4.3%
<b>10 to 19 units</b>	1,367	5.6%
<b>20 or more units</b>	2,065	8.5%
<b>Mobile Home</b>	319	1.3%
<b>Total</b>	24,215	100.0%

*Figure 9: Occupied Housing, By Tenure*

	<b>1990 Census</b>	<b>Percent</b>	<b>2000 Census</b>	<b>Percent</b>
<b>Owner Occupied</b>	13,844	74.7%	17,150	74.1%
<b>Renter Occupied</b>	4,683	25.3%	6,000	25.9%
<b>Total Occupied</b>	18,527	100.0%	23,150	100.0%
<b>Vacant</b>	1,366	6.9%	1,107	0.05%
<b>Total Units</b>	19,893	100%	24,257	100%

As seen in the following charts, **Figure 10 Bedroom Distribution** indicated the 61.2% of Gloucester units have 2-3 bedrooms and the median number rooms is of 6.1, as shown in **Figure 11: Year round housing units by # of rooms**.

*Figure 10: Bedroom Distribution*

	% Housing Stock with:		
	<b>1 or less bedroom</b>	<b>2-3 bedrooms</b>	<b>4+ bedrooms</b>
<b>Gloucester Township</b>	14.4	61.2	24.4
<b>Winslow Township</b>	7.8	69.5	22.6
<b>Deptford Township</b>	16.3	63.7	20.0
<b>Lindenwold Borough</b>	38.6	54.9	6.5
<b>Pine Hill Borough</b>	23.4	67.6	9.0
<b>Camden County</b>	16.9	61.4	21.7
<b>Gloucester County</b>	10.9	62.8	26..2
<b>New Jersey</b>	18.3	59.1	22.6

*Figure 11: Year round housing units by # of rooms*

<b>Rooms</b>	<b>No. of housing units</b>	<b>%</b>
<b>1</b>	263	1.1
<b>2</b>	350	1.4
<b>3</b>	2,104	8.7
<b>4</b>	3,159	13.0
<b>5</b>	3,679	15.2
<b>6</b>	4,082	16.9
<b>7</b>	3,925	16.2
<b>8</b>	3,965	16.4
<b>9+</b>	2,688	11.1
<b>Median No. Rooms</b>		<b>6.1</b>

The housing stock in the Township varies in age; the exact breakdown by year can be seen in **Figure 12: Age of Housing Stock**. As indicated in **Figure 13: Selected Housing Characteristics, Gloucester Township**, 64 (0.3%) homes lacked plumbing and 67 (0.3%) lacked complete kitchen facilities. In addition, 34 homes (.1%) used no fuel. These homes are prime candidates for the Gloucester Township rehabilitation program outlined in the Fair Share Plan and Spending plan.

*Figure 12: Age of Housing Stock*

<b>Year Structure Built</b>	<b>Number</b>	<b>% of Total</b>
<b>1999 to March 2000</b>	549	2.3%
<b>1995 to 1998</b>	1,521	6.3%
<b>1990 to 1994</b>	2,400	9.9%
<b>1980 to 1989</b>	4,431	18.3%
<b>1970 to 1979</b>	7,355	30.4%
<b>1960 to 1969</b>	3,807	15.7%
<b>1940 to 1959</b>	3,090	12.8%
<b>1939 or earlier</b>	1,062	4.4%

*Figure 13: Selected Housing Characteristics, Gloucester Township*

	<b>Number</b>	<b>%</b>
<b>Lacking complete plumbing facilities</b>	64	0.3
<b>Lacking complete kitchen facilities</b>	67	0.3
<b>No telephone service</b>	151	0.7
<b>Type of Heating Fuel:</b>		
<b>Utility gas</b>	18,071	78.2
<b>Bottled, tank, or LP gas</b>	153	0.7
<b>Electricity</b>	2,419	10.5
<b>Fuel oil, kerosene, etc.</b>	2,341	10.1
<b>Coal or coke</b>	-	-
<b>Wood</b>	22	0.1
<b>Solar energy</b>	-	-
<b>Other fuel</b>	58	0.3
<b>No fuel used</b>	34	0.1

Among the households which owned their own home in 2000, 28.6% spend 30% or more of their monthly income on housing costs, and conversely 22.1% spend less than 15% of their monthly income. A complete breakdown is shown in **Figure 14: Owner-Occupied Costs as a Percentage of Monthly Income**.

*Figure 14: Owner-Occupied Costs as a Percentage of Monthly Income (1999)*

<b>Percentage of Income</b>	<b>Households</b>	<b>Percent of Total</b>
Less than 15 percent	3,532	22.1%
15 to 19 percent	3,100	19.4%
20 to 24 percent	2,637	16.5%
25 to 29 percent	2,037	12.8%
30 to 34 percent	1,376	8.6%
35 percent or more	3,197	20.0%
not computed	87	0.5%

In **Figure 15: Housing Value, Adjusted for 2008 Dollars**, the current value for owner-occupied housing has been adjusted using the accepted Consumer Price Index (CPI) inflation rate. Almost 79% of the housing is valued between \$64,998 and \$194,992 (\$50,000 and \$149,999 in 1999) and 19.4% is valued between \$194,994 and \$389,986 (\$150,000 and \$299,999 in 1999). There are only 69 homes, or 0.5%, homes valued over \$389,987 (\$300,000 in 1999) in the Township. The median home value in Gloucester Township is \$116,100 or \$150,925 in 2008.

*Figure 15: Housing Value, Adjusted for 2008 Dollars*

<b>1999 Value</b>	<b>2008 Inflated Value</b>	<b>Units</b>	<b>Percentage</b>
less than \$50,000	less than \$64,998	224	1.4%
\$50,000 to \$99,999	\$64,998 to \$129,994	4,976	31.2%
\$100,000 to \$149,999	\$129,996 to \$194,992	7,604	47.6%
\$150,000 to \$199,999	\$194,994 to \$259,990	2,548	16.0%
\$200,000 to \$299,999	\$259,992 to \$389,986	545	3.4%
\$300,000 to \$499,999	\$389,987 to \$649,978	58	0.4%
\$500,000 to \$999,999	\$649,979 to \$1,299,957	11	0.1%
\$1,000,000 or more	\$1,299,958 or more	0	-

Note: Utilized Bureau of Labor Statistics Inflation Calculator

For those residents of Gloucester that rent their place of residence, 18.5% spend less than 15% of their monthly income on their rent. Almost 26% of the renters spend 35% or more of their monthly income on rent as shown in **Figure 16: Gross Rent As A Percentage of Monthly Income**. The exact breakdown of gross rent paid is

detailed in **Figure 17: Gross Rent Paid, 2008 Adjusted** (again, the 1999 values from the 2000 Census were adjusted using the CPI inflation rate). The median gross rent paid is \$706 or \$918 in 2008.

*Figure 16: Gross Rent As A Percentage of Monthly Income*

Percentage of Income	Households	Percent of Total
Less than 15 percent	1,112	18.5%
15 to 19 percent	886	14.8%
20 to 24 percent	900	15.0%
25 to 29 percent	739	12.3%
30 to 34 percent	576	9.6%
35 percent or more	1,544	25.8%
not computed	239	4.0%

*Figure 17: Gross Rent Paid, 2008 Adjusted*

1999 Value	2008 Inflated Value	Units	Percentage
Less than \$200	Less than \$260	164	2.7%
\$200 to \$299	\$260 to \$389	120	2.0%
\$300 to \$499	\$390 to \$649	428	7.1%
\$500 to \$749	\$650 to \$974	2,902	48.4%
\$750 to \$999	\$975 to \$1,299	1,775	29.6%
\$1,000 to \$1,499	\$1,300 to \$1,949	508	8.5%
\$1,500 or more	\$1,950 or more	32	0.5%
No Cash Rent		67	1.1%

Note: Utilized Bureau of Labor Statistics Inflation Calculator

### Current and Future Employment Analysis

The current employment trends of Gloucester Township and its environs reveal pertinent characteristics regarding the type of housing needed for its populations and can help to aid in the analysis of what the Township is currently lacking in terms of housing. **Figure 18: Percent Distribution of Employment by Industry, 2000** indicates at 20.9%, Gloucester Township's highest employment industry is

"Education, health and social services." Most industries are in line with those of the adjacent municipalities. In addition, 3.5% of Gloucester's workforce is unemployed.

*Figure 18: Percent Distribution of Employment by Industry, 2000*

	Gloucester	Winslow	Lindenwold	Deptford	Gloucester County	Camden County
Industry Code	Jobs	%	%	%	%	%
<b>Agriculture, forestry...</b>	56	0.2	0.7	0.1	0.1	0.5
<b>Construction</b>	2,182	6.6	9.2	6.4	8.0	7.1
<b>Manufacturing</b>	3,260	9.9	8.7	9.7	14.6	12.4
<b>Wholesale Trade</b>	1,251	3.8	3.6	3.6	4.4	5.1
<b>Retail Trade</b>	4,847	14.7	11.5	14.6	12.1	12.4
<b>Transportation and warehousing, and utilities</b>	2,043	6.2	7.9	5.9	7.5	6.9
<b>Information</b>	1,084	3.3	3.1	2.6	2.9	2.8
<b>Finance, insurance, real estate, rental and leasing</b>	2,734	8.3	7.5	8.2	6.7	6.6
<b>Professional, scientific, management, administrative, waste management</b>	3,273	9.9	9.5	9.5	10.5	9.2
<b>Educational, health and social services</b>	6,905	20.9	22.8	18.6	17.9	22.1
<b>Arts, entertainment, recreation, accommodation and food services</b>	2,378	7.2	6.9	11.7	5.3	6.2
<b>Other services</b>	1,490	4.5	3.8	5.5	4.8	4.2
<b>Public administration</b>	1,540	4.7	4.8	3.5	5.1	4.5
						4.7

Source: U.S. Census Bureau, 2000 Census

*Figure 19: Employment by Occupation, 2000 indicates management, professional, and related services along with sales and office occupations make up 65.2% of*

Gloucester Township's workforce. This goes along with **Figure 20: Class of Worker**, indicating 81.3% of Gloucester workers are private wage or salary workers. As indicated in **Figure 21: 2000 – 2035 Future Employment Growth** below indicates there will be a 6% increase in employment growth through 2035.

*Figure 19: Employment by Occupation, 2000*

	No. Persons Gloucester Township	% Gloucester Township	% Camden County
<b>Mgmt., Prof. &amp; Related</b>	11,214	33.9	35.5
<b>Service</b>	4,410	13.3	14.4
<b>Sales and Office</b>	10,334	31.3	29.3
<b>Farming, Fishing &amp; Forestry</b>	-	-	0.1
<b>Const., Extraction &amp; Maint.</b>	3,332	10.1	8.4
<b>Production, Transp. &amp; Material Moving</b>	3,753	11.4	12.3
<b>Total</b>	<b>33,043</b>	<b>100</b>	<b>100</b>

Source: U.S. Census Bureau, 2000 Census

*Figure 20: Class of Worker*

	Workers	%
<b>Private wage/salary workers</b>	26,848	81.3
<b>Government workers</b>	4,638	14.0
<b>Self employed workers</b>	1,485	4.5
<b>Unpaid family workers</b>	72	0.2

*Figure 21: 2000 – 2035 Future Employment Growth*

	2000	2005	2010	2015	2025	2035	Absolute Change 2000-2035	Percent Change 2000-2035
Gloucester Township	14,944	15,663	15,834	15,995	16,292	16,553	890	6%

Source: DVRPC, ADR 14: Regional, County, and Municipal Population and Employment Forecasts, 2005-2035 - August 2007

## FAIR SHARE PLAN

### I. Introduction

Every New Jersey municipality has a constitutional obligation to provide its “fair share” of the region’s affordable housing obligation. The methods used to determine this obligation have changed since this obligation was first enunciated by the New Jersey Supreme Court in 1975, in what has come to be known as the Mt. Laurel Doctrine. Formal rules for determining this obligation were not established until the Legislature adopted the New Jersey Fair Housing Act in 1985, which in part authorized an administrative agency, the New Jersey Council on Affordable Housing (COAH), with the power to establish rules for determining housing need at a regional and municipal level, and to develop regulations to permit the satisfaction of that need. COAH has established regulations for at least three separate periods, known as “Rounds.” The First Round covered the period from 1987 to 1993 and the Second Round covered 1993 to 1999. Although rules for the Third Round were due in 1999, COAH decided to change its methodology and Third Round rules initially became effective on December 20, 2004 and were expected to cover a ten-year period through 2014. These original Third Round Rules were challenged in Court and partially struck down by the Appellate Division Court in 2007. COAH revised the Third Round rules and, after public comment, the revised rules became effective on June 6, 2008. They are now intended to cover a fourteen-year period from January 1, 2004 until December 31, 2018. It is Gloucester Township’s intent to submit its plan to COAH by December 31, 2008. COAH will then have time to review and make comment on this submission and the Township will have 45-days after receiving substantive certification of its plan to enact required plans and ordinances.

Although the method of quantifying and satisfying the affordable housing obligations has changed through the Rounds, the basic concept has remained constant. “Affordable housing” is defined as “a sales price or rent within the means of a low or moderate income household. Not less than 50% of all housing provided in satisfaction of municipal affordable housing obligations must be affordable to low-income households and not more than 50% of the units must be affordable to moderate-income households. As noted below, 13% of the municipal growth share must now be affordable to very low-income households that earn 30% or less than the regional median household income. This is required by recent legislation that became effective July 18, 2008. It is commonly referred to as the “Roberts Act.” All affordable housing is subject to regulations of COAH and to the Uniform Housing Affordability Controls (UHAC) as set forth in N.J.A.C. 5:80-26. These controls govern a number of aspects involving affordable housing, including bedroom distribution, affordability controls, and how affordable sales and rental prices must be determined.

Low income housing means “housing affordable according to Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 50 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.”

Moderate housing is “housing affordable according to Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to more than 50 percent but less than 80 percent of the median gross household income for households of the same size within the housing region in which the housing is located.”

COAH regulations had previously recognized a category of very low income housing, defined as “housing affordable according to Federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.” However, it was not until the Legislature adopted the Roberts Act that municipalities were required to insure that 13% of their Third Round Growth Share was satisfied by units affordable to very low income households.

Gloucester Township is located in Camden County, which is part of COAH’s Region 5. This region encompasses all of Burlington, Camden and Gloucester Counties. The range of affordable housing household incomes, by category and household size, is revised annually. For 2008, the published housing household incomes are shown on the following page.

Individual households must meet these income criteria, and within each category a specified percentage of the units must be reserved for households meeting designated income strata within the income categories. However, for planning purposes it is assumed that one-bedroom units will be affordable to a “1.5 person” household, two-bedroom units will be affordable to a “3 person” household, and three-bedroom units will be units affordable to a “4.5 person” household. For units that are not restricted by age, a maximum of 20% of the units may be efficiency or one-bedroom units; a minimum of 20% of the units contain at least 3-bedrooms, and the remainder may be two-bedroom units.

### *Region 5 Affordability Limits*

<b>Household Size</b>	<b>Very Low Income</b>			<b>Low Income</b>			<b>Moderate Income</b>		
	<b>Upper Limit Income</b>	<b>Maximum Monthly Rental</b>	<b>Maximum House Payment</b>	<b>Upper Limit Income</b>	<b>Maximum Monthly Rental</b>	<b>Maximum House Payment</b>	<b>Upper Limit Income</b>	<b>Maximum Monthly Rental</b>	<b>Maximum House Payment</b>
1	\$15,603	\$390	\$364	\$26,055	\$651	\$607	\$41,608	\$1040	\$958
1.5	\$16,718	\$418	\$390	\$27,863	\$697	\$650	\$44,580	\$1115	\$1040
2	\$17,832	\$446	\$416	\$29,720	\$743	\$694	\$47,552	\$1189	\$1086
3	\$20,061	\$502	\$468	\$33,435	\$836	\$780	\$53,496	\$1337	\$1248
4	\$22,290	\$557	\$520	\$37,150	\$929	\$866	\$59,440	\$1486	\$1387
4.5	\$23,182	\$580	\$541	\$38,636	\$966	\$902	\$61,818	\$1545	\$1424
5	\$24,073	\$602	\$562	\$40,122	\$1003	\$936	\$64,195	\$1627	\$1498
6	\$25,856	\$646	\$603	\$43,094	\$1077	\$1006	\$68,950	\$1724	\$1609
7	\$27,640	\$691	\$645	\$46,066	\$1152	\$1075	\$73,706	\$1843	\$1720
8	\$29,423	\$736	\$687	\$49,038	\$1226	\$1144	\$78,461	\$1962	\$1831

Source: Council on Affordable Housing – 2008 Regional Income Limits

The Township of Gloucester previously received certification from the New Jersey Council on Affordable Housing (COAH) for its First and Second Round Fair Share Plan and it has satisfied its obligations from those rounds. The Township now seeks to petition COAH for substantive certification of this Fair Share Plan for the Amended Third Round. The application includes the Housing Element of the Master Plan, a Spending Plan, and the attached supporting documents.

A housing plan was prepared in 2005 under the original Round Three rules, and it was submitted to COAH. However, COAH took no action of the Township's petition before the rules on which it was based were partially invalidated by the Courts. Among the resulting consequences of the new rules drafted to address the Court's concerns was an increase in the growth share calculation, limitations on the number of age-restricted units that could be part of the plan, and limits on the number of bonus credits that could be claimed. Subsequently, the Legislature adopted the "Roberts Bill," which required that a portion of the affordable housing obligation must address the needs of very low-income households. Consequently, this Fair Share Plan is substantially different than the plan that was prepared and submitted to COAH in 2005.

All portions of Gloucester Township are located in State Planning Area 1, except for the County's Lakeland Complex, on the border with Washington and Deptford Townships in Gloucester County. The Lakeland Complex is in Planning Area 2.

Gloucester Township is entirely served by utilities and all sections are within approved Sewer and Water Service Areas that have capacity for additional service. All sites will conform to COAH's site suitability standards as contained in the Round Three regulations at N.J.A.C. 5:97-3.13.

The housing proposed by this Fair Share is compatible with surrounding land uses and is consistent with smart growth policies. All environmental regulations will be complied with and land ownership issues will be resolved.

A program to fund and address the Township's rehabilitation obligation is provided as well.

## II. CALCULATING GLOUCESTER TOWNSHIP'S AFFORDABLE HOUSING OBLIGATION

Every municipality's housing obligation is comprised of three components: the rehabilitation share, the prior round need, and the growth share obligation. It covers the period from 1999 until 2018, although actual development during the period from January 1, 2004 until December 31, 2018 is used to compute growth share.

The rehabilitation share is designed to address housing deficiencies in the existing housing stock by providing funding for interest-free or low-interest loans or grants to make repairs to major housing systems. The minimum cost of these repairs must average \$10,000 per unit. Funding will come from either the Township's existing Affordable Housing Trust Fund, from programs funded by the State, the Camden County Community Development Grant, or from a bond issued by the Township of Gloucester. This is further described in the attached Spending Plan.

The number of homes requiring such assistance has been computed by COAH using census data and, based on the 2000 Census, COAH has determined that Gloucester Township's rehabilitation share is 114-units. The methodology for computing this share is found in Appendix B of COAH's amended Round Three regulations. 45 units have been successfully rehabilitated to date. This would leave an unmet rehabilitation share of 69 units. This 114-unit rehabilitation share is utilized in this plan, but the Township reserves the right to conduct an exterior inspection of its entire housing stock, using methods prescribed by COAH rules, in an effort to reduce the rehabilitation share. Time constraints prohibit the completion of such a survey prior to the deadlines established for submission of the Petition for Substantive Certification.

As noted previously, Gloucester Township satisfied its prior round obligation of 359 units.

The third component, growth share, is based upon the need created by new residential and nonresidential development in a municipality. Round Three regulations now require that one of every five homes produced in the Township during the period January 1, 2004 to December 31, 2018 shall be affordable to income qualified households and that one affordable dwelling shall be produced for every sixteen jobs created. The creation of employment varies by the category of nonresidential use, but is found in Appendix D of the amended regulations, N.J.A.C. 5:97.

Projections of Growth Share are computed in Appendix F of the amended rules. COAH has projected a 968-unit growth share for Gloucester. This projection is based upon building permits issued for dwelling units and nonresidential buildings during this period, not offset by nonresidential demolitions.

*COAH Growth Share Projections*

	2018 Units/Employment Allocated	Net changes 2004-2018	Growth Share Obligation
Employment	16,336	6,298	393.6
Population	28,127	2,872	574.4
<b>TOTAL</b>			<b>968</b>

Gloucester Township officials initially believed that this computation overestimated the Township's Growth Share. However, the Waetzman Planning Group has reviewed the vacant land category in the Township's tax records and found that there was sufficient vacant land to accommodate this demand. While many who are familiar with the Township will find this hard to believe, this is so because COAH requires that the computation be based upon the presumptive density and affordable housing set aside established by their guidelines. Since most of the Township is in State Planning Area 1, the presumptive density for "sale" dwellings is 8 dwelling units per acre, with a 25% set aside for affordable housing. For rental projects, it is 12 dwelling units per acre, with a 20% set aside. The only portion of the Township that is in PA-2 is the Lakeland Complex, and most of that is covered by a redevelopment plan that establishes higher densities. In accordance with calculations derived from COAH's Workbook C (vacant land analysis), nonresidential vacant land is assumed to generate 80 jobs per acre.

The growth share is high because it is based upon the rate of recent construction permits and it assumes that the rate will remain constant for the next ten years. This is unlikely to occur, both as a result of the currently depressed real estate market, and more importantly, because the supply of developable, vacant land in the Township is rapidly diminishing. We therefore conclude that, although COAH rules preclude its reduction, the Growth Share established by COAH is a number unlikely to be exceeded. Nonetheless, it is possible that the actual Growth Share may be higher than 968-units. Growth Share will be monitored by COAH during Years 3, 5, and 8 of the 10-year compliance period. However, COAH rules cap growth share at 1,000 units, a ceiling that is just 32-units beyond the projected Growth Share. Accordingly, this plan chooses to rely on the COAH-computed Growth Share of 968-units. The computation of this growth share is found on the following page, utilizing COAH Workbook A.

In summary, Gloucester Township's total affordable housing obligation, from 1987 through 2018, is as follows:

Rehabilitation Share	114
Prior Round Need (Rounds 1 and 2)	359
<u>Growth Share</u>	<u>968</u>
Total Obligation	1,441

**Workbook A: Growth Share Determination Using Published Data**  
 (Using Appendix F(2), Allocating Growth To Municipalities)

**COAH Growth Projections**  
**Must be used in all submissions**

Municipality Name:

**Gloucester Township**

Enter the COAH generated growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated. Use these figures in the Application for Substantive Certification.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2) <sup>*</sup>	2,872	6,298
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab		Click Here to enter Prior Round Exclusions
COs for prior round affordable units built or projected to be built post 1/1/04 Inclusionary Development Supportive/Special Needs Housing Accessory Apartments Municipally Sponsored or 100% Affordable Assisted Living Other	0 0 0 0 0 0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units Associated Jobs	0	0
4 Net Growth Projection	2,872	6,298
5 Projected Growth Share (Conversion to Affordable Units Dividing Households by 8 and Jobs by 16)	574.40 Affordable Units	383.63 Affordable Units
6 Total Projected Growth Share Obligation	968 Affordable Units	

<sup>\*</sup> For residential growth, see Appendix F(2), Figure A.1, Housing Units by Municipality. For non-residential growth, see Appendix F(2), Figure A.2, Employment by Municipality.

### III. SATISFYING GLOUCESTER TOWNSHIP'S AFFORDABLE HOUSING OBLIGATION

#### REHABILITATION SHARE

Gloucester Township has a rehabilitation share of 114 units, of which **89** units have already been rehabilitated. This leaves an additional **25** units to be addressed, which will require a minimum expenditure of **\$250,000**. (An average minimum of \$10,000 in improvements per unit.)

The Township will meet this obligation by cooperating through a variety of mechanisms. This need can be addressed by the use of money already in the Township's Affordable Housing Trust Fund. If this proves inadequate, additional assistance will be provided through the rehabilitation program administered by the Camden County Community Development Block Grant Program, or by seeking state grants. The Township has adopted development fee ordinances for projects that do not contribute on-site affordable housing. This fee is equal to 1½% of the equalized assessed value of residential development and 2½% of the equalized assessed value of nonresidential development. Any funds realized from the payment of these fees will be placed in the existing affordable housing trust fund.

If these funding sources still prove inadequate, the Township is required commit itself to issue a bond for the cost of the deficiency.

#### PRIOR ROUND NEED

As previously noted, Gloucester Township's Prior Round Need of 359 units has been fully satisfied.

#### GROWTH SHARE OBLIGATION

In addition to the total growth share obligation, COAH's amended Third Round rules establish certain regulatory limits on the various components of the Fair Share Plan, and these must be understood before the plan can be completed.

Every municipality has an obligation to provide a realistic opportunity to assure that 25% of the units addressing Growth Share in its Fair Share Plan are rental units. This is known as the rental obligation and, in the case of Gloucester Township, this is equal to 242 units. Unlike prior round rules, no bonus credits are awarded for units addressing this minimum rental obligation, but one bonus credit is awarded for each rental unit over and above the rental obligation. At least 50% of

the rental obligation, or 121 units, must be available to families, that is, they cannot be age-restricted.

The original Third Round Rules permitted up to 50% of the growth share affordable housing obligation to be addressed by age-restricted housing, but this was one part of the rules that were overturned by the Appellant Court decision. Accordingly, the rules have been revised so that no more than 25% of the growth share may be addressed by age-restricted housing. Again, this is equal to 242 units for Gloucester Township.

A new requirement, enacted by the legislature, now states that 13% of the units addressing the growth share must be affordable to very low-income households. These are households that earn 30% or less of the regional median income. The maximum annual incomes limits, and affordable housing sale prices and rents that these households in Region 5 can afford to pay, are found in the chart on page 4. Gloucester Township's very low-income housing obligation is 126 units. COAH will award one bonus credit for every housing unit provided that is affordable to very low-income households. However, in the case of rental housing, only very low-income rental units that are in excess of 10 percent of the total number of affordable units available to very low-income households are eligible for a bonus.

Additional bonus credits, equal to 0.33 credits per unit, are awarded for every unit that is in a redevelopment area or that addresses smart growth goals. However, no unit may receive credit for more than one type of bonus and total municipal bonus credits are capped at 25% of the growth share. Again, this cap is 242 credits in the case of Gloucester Township.

Gloucester Township previously approved redevelopment plans that had the potential of providing 400 affordable, rental housing units. 300 units were at the Camden County Lakeland Complex and 100 were located in the Blackwood West (Southwind) Redevelopment Area. Unfortunately, all 400 units were intended to serve the needs of senior citizens. This was permissible under the original Round Three Regulations, but the current regulations will permit just 242 age-restricted units.

It is proposed that the maximum permitted number of 242 age-restricted units be provided as rental apartments in the Lakeland Redevelopment Area. 63 of these units would be affordable to very low-income households. Of the remaining 179 age-restricted rental units, 90 would be reserved for low-income households and 89 would be reserved for moderate-income households. These units fully satisfy the rental obligation, the maximum number of age-restricted units, and half of the very-low income obligation. As noted above, the units will not qualify for rental bonus credits since they address the required rental obligation. However, the 63 units that are affordable to very low-income households will qualify for 63 bonus credits on that account, and the remaining 179 units are entitled to 59 credits for being in a redevelopment area ( $179 \times .33 = 59$ ). Thus, these 242 actual units will qualify for a total of 369 credits that can be applied to the Growth Share Obligation.

The Redevelopment Plan for Lakeland will have to be amended to permit the 58 units in excess of the age-restricted cap to be provided as family rental units. They should be provided in different buildings than the age-restricted units and provided with appropriate amenities. Since these units are in excess of the rental obligation, all 58 units would qualify for a rental bonus. However, the plan will not claim the rental bonus for one unit so that it will not exceed the maximum bonus cap. Thus, 58 units and 57 bonus credits will result in a total of 115 credits.

Similarly, the Redevelopment Plan for Blackwood West (Southwind) will have to be amended to permit its 100 units to be provided as family units. It is recommended that these be “for sale” condo units since any rental bonus or redevelopment bonus credits would run afoul of the bonus cap. 63 of these units will be affordable to very-low income households and will qualify for the remaining 63 bonus credits within the cap. This project will satisfy the remainder of the Township’s very low-income requirement and will contribute 163 total credits towards the Growth Share Obligation.

Another 100 credits are available from the Scenic Falls project. This development was substantially reconstructed during 1996 (within the Second Round), but the credits could not be taken then as they exceeded the obligation. However, COAH permits the units to be carried forward to a future round and they are being claimed towards the Third Round Growth Share.

Finally, Gloucester Township owns 7.8 acres of land on Loch Lomond Drive, at the end of an existing street within an inclusionary housing development known as Revere Run II. The Fair Share Plan will seek financing from State or Federal agencies to construct 79 townhouse units of 100% municipally-sponsored family “for sale” affordable Housing. This project will be known as Revere Run III and will be undertaken by the Township’s Housing Authority. A concept subdivision plan for these units has already been previously prepared. 79 credits will result.

These planned developments/redevelopments by the Township, its Housing Authority, and by the County will provide a total of 821 credits. This is still insufficient to address the 968-unit growth share obligation. The shortfall of 147 units will be addressed by creating a new R-AH inclusionary zoning district. The R-AH District will be applied to a total of 90.92 acres of land that are now in other zoning districts. The R-AH District is intended to provide “for sale” housing at COAH’s presumptive density of 8 dwelling units per acre, with a 25% set aside for affordable housing. A maximum height of three stories will be established and a minimum of 20% of common open space will be required on lots that contain 5 or more acres of total area. The district will permit a variety of housing types, including small-lot single-family dwellings, two-family twins or duplexes, townhouses, and/or multifamily apartment flats. The land proposed for rezoning includes three adjacent lots, totaling 21.5 acres, that are now zoned R-2. There are 21 existing vacant lots of 2 or more acres in area (either individually or adjacent with

common ownership) within the R-3 District that total 61.39 acres. One vacant lot each in the R-4, RA, and SCR Districts, that total 8.03 acres, are proposed for rezoning. All of these lots and their owners are shown in the table below and would be included in the new R-AH District.

Block	Lot	Current Zone	Acres	Total Units	Afrd Units	Owner	Mailing Address
19306	3	R-2	9.76	78	20	STRAUB J C & S M	908 JOHNSON ROAD, SICKLERVILLE NJ
19306	4	R-2	4.90	39	10	PALUBINSKY, G. & W.	890 JOHNSON ROAD, SICKLERVILLE NJ
19306	5	R-2	6.84	85	14	MADDEN C. & D C HENSLEY	802 JOHNSON ROAD, SICKLERVILLE NJ
13999	1	R-3	8.91	79	20	BRISTOW MERRITT LLC	7080 STUMP ROAD, Pipersville, PA
16312	35	R-3	2.15	17	4	COBBLESTONE INC	1111 MARLKRESS ROAD, Cherry Hill NJ
10304	14	R-3	2.09	17	4	COLD TECH, INC	203 LOWER LANDING ROAD, Blackwood, NJ
3306	12	R-3	2.01	16	4	DESSNER,L & WILSON, L.	802 SANSCHE STREET, Phila, PA
17301	47	R-3	2.18	17	4	HACKETT, THOMAS	1399 WILLIAMSTOWN RD, Sicklersville, NJ
17102	33	R-3	8.04	40	10	HUGHES, TIMOTHY	PO BOX 5159, Deptford, NJ
7904	2, 2.02	R-3	3.90	31	8	KOJESKI CONSTRUCTION	800 COOPER ROAD, Voorhees, NJ
3601	2	R-3	4.74	38	9	LAURELWOOD CRCH, CHRIST	543 SOMERDALE ROAD, Blackwood, NJ
7001	10-17	R-3	7.74	62	15	MUDGY HOLDINGS LLC	160 CROWN POINT RD, Thorofare, NJ
19601	1	R-3	8.12	65	16	MURRAY ETIA C/O M. ILAINE	32 JEROME TERRACE, Clementon, NJ
16401	33	R-3	2.79	22	6	NORCROSS B.,WM T SR & TJ	1854 NEW BROOKLYN RD, Sicklerville, NJ
16810	1	R-3	2.08	17	4	SPRING VALLEY HOMES	PO BOX 330, West Berlin, NJ
19601	10	R-3	8.64	69	17	WANG, J. & CHUN-HOU	506 ROUTE 73, West Berlin, NJ
1601	13	R-4	2.05	16	4	WILKIE, W. & F WHITEHEAD	303 RIDGE AVENUE, Glendora, NJ
13606	56	RA	1.11	9	2	WILKIE, W. & F WHITEHEAD	303 RIDGE AVENUE, Glendora, NJ
8401	12	SCR	4.87	39	10	PROCACCI, MICHAEL J., JR.	239A TAUNTON BOULEVARD, Medford, NJ
Totals			80.92	727	182		

If fully developed, the R-AH District will produce a total of 772 housing units, of which 182 would be affordable to low and moderate-income households. When added to the 821 units produced by the direct actions described above, this rezoning would not only address the remaining portion of the growth, but it would yield a modest surplus of 35 affordable units. Significantly, the total potential credits to address the Growth Share is 1,003, which exceeds the 1,000 unit cap on Growth Share. There will also be a surplus of 237 rental units. Both of these surpluses can be carried over to a future affordable housing round.

All component regulatory requirements of the Growth Share Plan are also met, as shown in the chart on the following page:

The Fair Share Plan can thus be summarized as follows:

<b>Fair Share Plan</b>								
<b>Rehabilitation Component</b>	Completed		Additional					<b>Total</b>
	89	89	25	(17 Age-Restricted)	25	17	114	
<b>Prior Round Need</b>	<b>Required</b>		<b>Provided</b>					<b>Total</b>
	359		359		359		359	
<b>Growth Share Component</b>			Afd. Units	Rental	Redev.	Smart	Very	Total
Obligation: 968 Affordable Dwelling Units			Provided	Bonus	Bonus	Growth	Low	Credits
<b>Planned Activities</b>								
County Lakeland Redv. A-R rental/ 63 VL		242	0	59	0	63	122	364
County Lakeland Redv. As Fam rental		58	57	0	0	0	57	115
Southwinds Redev. as Family sales/ 31 VL		100	0	0	0	32	32	132
Twp Spon. Dev Revere Run III fam sales/31 VL		79	0	0	0	31	31	110
Scenic Falls fam rental (Prior Rnd Carryover)		100	0	0	0	0	0	100
<b>Subtotal: Planned Activities</b>		579	57	59	0	126	242	821
<b>Reszonings (See Chart AMENDED 12/10/08)</b>								
Total Acres: 90.92 (652 Total Units)		129	0	0	0	0	0	129
Accessory Apartments		20						20
<b>Total Growth Share Component</b>								970
<b>Total Fair Share Obligation</b>	<b>Required</b>						<b>Provided</b>	
	1,441						1,443	

Other alternative crediting options can be explored in the future, when time permits. One is supportive and special needs housing, existing in the Township but not included in previous plans. This program includes group homes and the unit of credit in most instances is the bedroom. Credits can also be awarded for expiring affordability controls that are extended; for the creation of an accessory apartment program; and for the addition of affordability controls to units that are not now controlled. This last program, which is known as "market to affordable," and accessory apartments, are limited to not more than the greater of 10 units or a combined total of 10% of the growth share, which is 98 units in the case of Gloucester Township. However, they require payments by the municipality to the property owner of between \$20,000 and \$30,000 per unit.

Gloucester Township has designated Linda Clark as its Municipal Housing Liaison. The Municipal Housing Liaison serves as the contact person between COAH and the Township, although specific functions, such as annual monitoring reports may be delegated to the Administrative Agent. The Administrative Agent is the entity responsible for administering the affordability controls as described by the UHAC. **Gloucester Township intends to retain the**

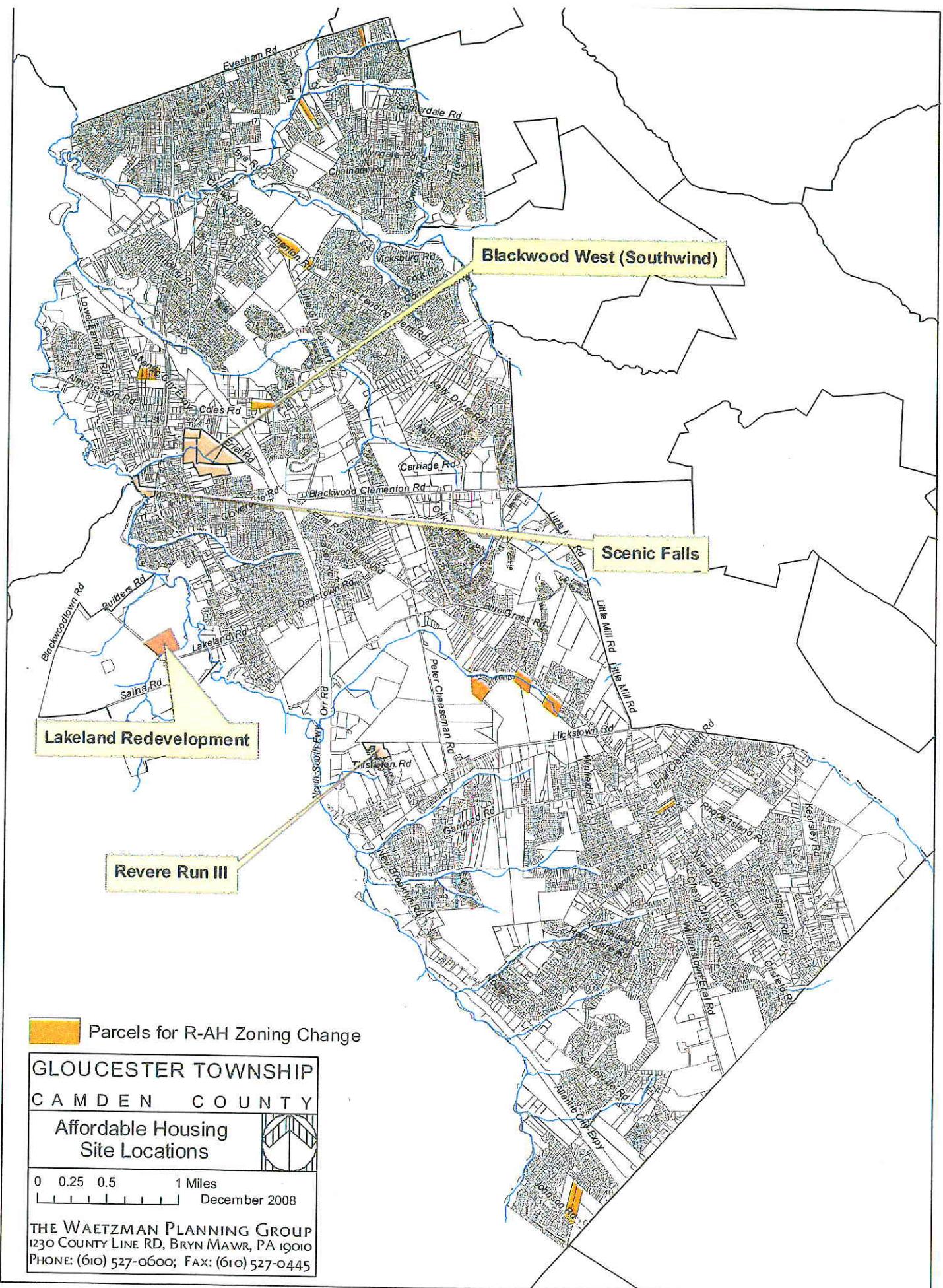
**Housing Affordability Service of the New Jersey Department of Community Affairs as its Administrative Agent.** Up to 20% of the cost of these services may be paid from the Housing Trust Fund, as described in the Spending Plan. Any deficits will be underwritten at the expense of the Township.

The UHAC requires that at least 30% of the Spending plan be utilized to underwrite the cost of affordable housing and a third of that amount must benefit very-low income households.

All provisions of COAH regulations (N.J.A.C. 5: 93, 5: 94, 5: 96, and 5: 97, as applicable) and all provisions of the Uniform Housing Affordability Controls (N.J.A.C. 5: 80- 26.1 *et seq.*) shall be applicable to this Fair Share Plan. The Plan is also subject to modification resulting from comments made by the Gloucester Township Planning Board, the Mayor and Council of the Township of Gloucester, and the New Jersey Council on Affordable Housing.

## **Appendices**

- Affordable Housing Sites Location Map
- Affordability Controls for Scenic Falls
- Sewer and Water Availability Certification
- Affordable Housing Ordinance (includes Affirmative Marketing)
- Development Fee Ordinance (draft)
- Spending Plan (draft)



## **Scenic Falls Affordability Controls**

According to Rick Montemore, Balanced Housing Program, NJ Department of Community Affairs, the Housing Affordability Service agreement for Scenic Falls is co-terminus with the 20 year mortgage for the property. The Certificate of Occupancy is dated May 31, 1996, and the units are therefore restricted until May 30, 2016.

Candace

---

**From:** Joe Brickley ([jbrickley@ces-1.com](mailto:jbrickley@ces-1.com))  
**Sent:** Wednesday, December 03, 2008 3:16 PM  
**To:** Ken Lechner  
**Cc:** Candace Kanaplie; Larry Waetzman; Andy Kricun; Richard Calabrese; Howard G. Long; Kathy Cartwright  
**Subject:** RE: 208 WQMP

Ken;

As GTMUA Engineer, I certify that Gloucester Township in its entirety is sewerable. To my knowledge, the Authority does not have a sewer service area map. We have a map of our collection system, which was last revised in November 2001.

Contact me with any questions.

Regards,

Joseph T. Brickley, PE, CME  
Authority Engineer

Joseph T. Brickley, PE, CME  
Vice President  
Consulting Engineer Services  
180 Delaca Drive, Suite 1  
Sewell, NJ 08080  
856-228-2200  
856-232-2346 fax  
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\*\*\*\*\*  
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\*\*\*\*\*

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**From:** Ken Lechner [<mailto:klechner@glotwp.com>]  
**Sent:** Tuesday, December 02, 2008 2:59 PM  
**To:** Joe Brickley  
**Cc:** Candace Kanaplie; Larry Waetzman  
**Subject:** 208 WQMP

# **PREVIOUSLY SUBMITTED TO COAH**

Township of Gloucester  
County of Camden

Land Development Ordinance

§1003 Income Limits - §1004 Unit Limitations

## **ARTICLE X**

### **AFFORDABLE HOUSING PROCEDURAL AND ELIGIBILITY REQUIREMENTS**

Section 1001 Affordable Housing Administration.

The Director of Community Development and Planning or designee shall administer the provisions of this Article.

Section 1002 Affordable Housing Required.

Any residential development, including those developments consisting in whole or in part of beds rather than dwelling units as the basis of density, shall set aside housing for persons of low and moderate income as defined in this Article in all residential districts. Unless otherwise stated, the minimum set aside shall be one affordable housing unit for every eight market rate units in accordance with Section 902a. In assisted living facility developments, the set aside shall be a minimum of 5% of the total number of units of which at least half shall be affordable to persons of low income. Housing developments of four units or less shall be exempt from this requirement but shall pay a development fee pursuant to Article IX.

Section 1003 Household Income Limitations.

The incomes of low and moderate-income households occupying affordable housing shall not exceed the income limits as of January 1 of the current year. Income qualification and verification shall be determined as required in N.J.A.C. 5:80:26). Inclusionary developments shall be divided equally between households with low incomes and households with moderate incomes.

A. **MEDIAN INCOME DETERMINATION.** Median income by household size shall be for an applicable county, as adopted annually by COAH.

B. **AFFORDABLE HOUSING PURCHASE OR RENT.** Low income housing units shall be reserved for households with a gross household income less than or equal to 50% of the median income as determined in §1002.A. Moderate income units shall be reserved for households with a gross household income more than 50% but 80% or less of the median income.

Section 1004 Unit Limitations.

- A. **TYPE OF UNIT TO BE PROVIDED.** In any inclusionary development, no more than 20% of the required affordable units shall be efficiencies or one-bedroom dwellings, at least 30% of the required affordable units shall be two-bedroom dwellings and at least 20% of the required affordable units shall be three-bedroom dwellings, unless otherwise excepted. Age-restricted low and moderate-income units may utilize a modified bedroom distribution. At a minimum, the number of bedrooms shall equal the number of age-restricted low and moderate-income units. This standard may be met by creating all one-bedroom units or by creating a two-bedroom unit for each efficiency unit. The type of unit for the balance of the required affordable units shall be determined by the developer.
- B. **Certificates of Occupancy.** The following additional requirements for the issuance of certificates of occupancy shall apply to inclusionary developments:
1. The initial issuance of certificates of occupancy for market units shall be linked to the issuance of certificates of occupancy for affordable units. Prior to the issuance of the certificates of occupancy for market units, certificates of occupancy for affordable units shall be required in the following minimum ratios:

**Required Percentage of Affordable to Market Units.**

Percentage of Affordable Housing Units Completed	Percentage of Market Housing Units Completed
0%	25%
10%	25% + 1
50%	50%
75%	75%
100%	90%

2. Each unit of affordable housing shall require a certificate of occupancy, which shall become void upon a change of owner or tenant.
  3. No certificate of occupancy shall be issued for a low and moderate income unit unless the provisions of N.J.A.C. 5:80-26.5 are met.
- C. **UNIT TYPE AND HOUSEHOLD SIZE.:**

1. In determining the initial rents and initial sales prices for compliance with the affordability average requirements for restricted units other than assisted living facilities, the following standards shall be used:

Unit Size	Household Size (persons)
Efficiency	1
One-bedroom	1.5
Two-bedroom	3
Three-bedroom	4.5
Four bedroom	6

2. For assisted living facilities, the following standards shall be used:

Unit Size	Household Size (persons)
Studio	1
One-bedroom	1.5
Two-bedroom	2
	or 2 one person households

3. In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the administrative agent shall strive to
  - a. Provide an occupant for each unit bedroom;
  - b. Provide children of different sex with separate bedrooms; and
  - c. Prevent more than two persons from occupying a single bedroom.

- D. DISTRIBUTION OF LOW AND MODERATE INCOME UNITS. At least 50% of all units within each inclusionary development shall be affordable to low income households. At least 50% of all rental units shall be affordable to low income households.
- E. HEATING SOURCE. Affordable housing units shall utilize the same type of heating source as market units.

F. DESIGN AND UNIT INTEGRATION. The facade of an affordable housing unit shall be indistinguishable from those of market units in terms of the use of exterior materials, windows, doors, reveal, roof pitch, color, or other material. Affordable housing units shall be dispersed throughout an inclusionary development to the greatest extent possible.

- G. AGE-RESTRICTED UNITS. The cumulative total of all low and moderate income units which are restricted by minimum age of adults may not exceed 50% of the Township's Growth Share, as determined by the Housing Element of the Master Plan.

Section 1005 Initial Selling and Renting Determinations.

- A. FOR SALE HOUSEHOLD LIMIT. The initial purchase price and average purchase price shall be set in accordance with N.J.A.C. 5:80-26.6.
- B. RENTAL HOUSEHOLD LIMIT. The initial rent price shall be set in accordance with N.J.A.C. 5:80-26.12
- C. AVERAGE SALE PRICE OF AFFORDABLE UNITS.
1. For the initial occupancy, the maximum average sales price shall be affordable to households earning no more than 70 percent of median income. Each affordable development must achieve an affordability average of 55 percent for restricted ownership units. Moderate income ownership units must be available for at least three different prices for each bedroom type and low income ownership units must be available for at least two different prices for each bedroom type.
  2. The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying costs of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of an appropriate household size as determined under N.J.A.C. 5:80-26.4; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3.
- D. AVERAGE RENTAL PRICE.
1. For the initial occupancy, the maximum average rental price shall be affordable to households earning no more than 60 percent of median income. The average rent for low and moderate-income units shall be affordable to households earning no more than 52 percent of median income. At least one rent for each bedroom type for both low-income and moderate income units, provided that at least 10 percent of all low and moderate-income units shall be affordable to households earning no more than 35 percent of

median income.

2. Gross rents including an allowance for utilities shall be established for the various size affordable units at a rate not to exceed 30 percent of the gross monthly income of the appropriate household size as set forth herein. The allowance for utilities shall be consistent with the utility allowance approved by the New Jersey Department of Community Affairs (DCA) for use in its Section 8 Program.
3. No affordable rental units included in the COAH requirement shall be subject to a rent control ordinance which may be adopted or in place in the Township of Gloucester during the time period in which affordable housing COAH controls are effective.

- E. **Affordable Housing Units: Condominium or Homeowners Association Fees.** If an affordable housing unit is part of a condominium association or homeowner's association, the Master Deed shall reflect that the assessed affordable homeowner's fee be established at one hundred percent of the market rate fee. This percentage assessment shall be recorded in the Master Deed.

Section 1006 Controls on Affordability. Any conveyance of a newly constructed low or moderate income sales unit shall contain the restrictive covenants and liens that are set forth in N.J.A.C. 5:80-26 et seq.

Section 1007 Affirmative Marketing.

- A. MARKETING PLAN REQUIRED. In accordance with the regulations of COAH pursuant to N.J.A.C. 5:94 et seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et seq., Gloucester Township adopted an Affirmative Marketing Plan. All affordable housing units shall be marketed in accordance with the provisions therein.
- B. In implementing the marketing program, the administrative agent shall undertake all of the following strategies:
  1. Publication of one advertisement in a newspaper of general circulation within the housing region.
  2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region

3. At least one additional regional marketing strategy using one of the other sources listed below.
- C. The affirmative marketing plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The affirmative marketing plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the COAH Housing Region in which the municipality is located and covers the period of deed restriction. The Township of Gloucester is in the housing region consisting of Burlington, Camden and Gloucester Counties. The affirmative marketing program is a continuing program and shall meet the following requirements:
  1. All newspaper articles, announcements and requests for applications for low and moderate income units shall appear in the following daily regional newspaper/publication:  
  

  2. The primary marketing shall take the form of at least one press release sent to the above publication and a paid display advertisement in the above newspaper. Additional advertising and publicity shall be on an "as needed" basis. The advertisement shall include a description of the:
    - a. Location of the units;
    - b. Direction to the units;
    - c. Range of prices for the units;
    - d. Size, as measured in bedrooms, of units;
    - e. Maximum income permitted to qualify for the units;
    - f. Location of applications;
    - g. Business hours when interested households may obtain an application; and
    - h. Application fees, if any.

3. The following regional cable television station or regional radio station shall be used:

[REDACTED]

[REDACTED]

4. The following is the location of applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program:

- a. Gloucester Township Municipal Building
- b. Gloucester Township Public Library
- c. Gloucester Township Web Site

5. Quarterly flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members:

- a. Camden County Board of Realtors
- b. Burlington County Board of Realtors
- c. Gloucester County Board of Realtors

6. Applications shall be mailed to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office.

7. Additionally, quarterly informational circulars and applications shall be sent to the chief administrative employees of each of the following agencies in the counties of Burlington, Camden and Gloucester Counties

- a. Welfare or Social Service Board
- b. Rental Assistance Office (local office of DCA)
- c. Office on Aging
- d. Housing Agency or Authority
- e. Library
- f. Area Community Action Agencies

8. Additionally, quarterly informational circulars and applications shall be sent to the chief administrative employees of major employers in the area.
- D. A random selection method to select occupants of low and moderate income housing will be used by the Gloucester Township Housing Authority in conformance with N.J.A.C.5:80-26.16 (l).
- E. All developers of low and moderate income housing units shall be required to assist in the marketing of the affordable units in their respective developments.
- F. The marketing program shall commence at least 120 days before the issuance of either temporary or permanent certificates of occupancy. The marketing program shall continue until all low income housing units are initially occupied and for as long as affordable units are deed restricted and occupancy or reoccupancy of units continues to be necessary.
- G. Gloucester Township will comply with monitoring and reporting requirements as per N.J.A.C.5:80-26.

Section 4. All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

Section 5. If any section, subsection or part, clause or phrase of the Ordinance shall be declared invalid by judgement of any court of competent jurisdiction, such section, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

Section 6. This ordinance shall take effect immediately after final passage and publication as required by law.

Introduced:

Adopted:

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE  
TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE  
OF NEW JERSEY, REQUESTING REVIEW AND APPROVAL OF  
DEVELOPMENT FEE ORDINANCE AMENDING ORDINANCE  
O-03-03, LAND DEVELOPMENT**

**WHEREAS**, the Governing Body of *Township of Gloucester, County of Camden* petitioned the Council on Affordable Housing (COAH) for substantive certification on December 19, 2005; and

**WHEREAS**, P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), permits municipalities that are under the jurisdiction of COAH or of a court of competent jurisdiction and that have a COAH-approved spending plan to impose and retain fees on residential and non-residential development; and

**WHEREAS**, subject to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), N.J.A.C. 5:97-8.3 permits a municipality to prepare and submit a development fee ordinance for review and approval by the Council on Affordable Housing (COAH) that is accompanied by and includes the following:

1. A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);
2. A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e);
3. A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d);
4. A description of collection procedures per N.J.A.C. 5:97-8.3(f);
5. A description of development fee appeals per N.J.A.C. 5:97-8.3(g); and
6. A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h).

**WHEREAS**, the *Township of Gloucester* has prepared a draft development fee ordinance that establishes standards for the collection, maintenance, and expenditure of development fees consistent with COAH's regulations at N.J.A.C. 5:97-8 and in accordance with P.L.2008, c.46, Sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

**NOW THEREFORE BE IT RESOLVED** that the Governing Body of the *Township of Gloucester, County of Camden* requests that COAH review and approve Gloucester Township's development fee ordinance.

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Rosemary DiJosie  
Municipal Clerk

O-08-31      **ORDINANCE AMENDING ORDINANCE O-03-03 KNOWN AS THE  
LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF  
GLOUCESTER, COUNTY OF CAMDEN, STATE OF NEW JERSEY TO  
AMEND AFFORDABLE HOUSING FEES AND PROCEDURES**

**BE IT ORDAINED** by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, the Ordinance O-O3-03, known as the “Land Development Ordinance of the Township of Gloucester” be and is hereby amended, as follows:

SECTION 1. That Article IX, Section 902 entitled “Affordable Housing Fees and Procedures” is repealed in its entirety and replaced as follows:

**1. Purpose**

- a) In Holmdel Builder's Association V. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.
- b) Pursuant to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from non-residential development.
- c) This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance P.L.2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

**2. Basic requirements**

- a) This ordinance shall not be effective until approved by COAH pursuant to *N.J.A.C. 5:96-5.1*.
- b) The Township of Gloucester shall not spend development fees until COAH has approved a plan for spending such fees in conformance with *N.J.A.C. 5:97-8.10* and *N.J.A.C. 5:96-5.3*.

**3. Definitions**

- a) The following terms, as used in this ordinance, shall have the following meanings:
  - i. “**Affordable housing development**” means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.
  - ii. “**COAH**” or the “**Council**” means the New Jersey Council on Affordable Housing established under the Act which has primary jurisdiction for the administration of housing obligations in accordance with sound regional planning consideration in the State.
  - iii. “**Development fee**” means money paid by a developer for the improvement of property as permitted in *N.J.A.C. 5:97-8.3*.

- iv. “**Developer**” means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
- v. “**Equalized assessed value**” means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (C.54:1-35a through C.54:1-35c).
- vi. “**Green building strategies**” means those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

#### **4. Residential Development fees**

- a) Imposed fees
  - i. Within any zoning district(s), residential development proposing three units or less, except for developers of the types of development specifically exempted below, shall pay a fee of one and a half percent of the equalized assessed value for residential development provided no increased density is permitted.
    - a. Within any zoning district(s), residential development proposing four units or more shall comply with Section 902a, Affordable Housing Growth Share.
  - ii. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a “d” variance) has been permitted, developers may be required to pay a development fee of six percent of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.
 

Example: If an approval allows four units to be constructed on a site that was zoned for two units, the fees could equal one and a half percent of the equalized assessed value on the first two units; and the specified higher percentage up to six percent of the equalized assessed value for the two additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.
- b) Eligible exactions, ineligible exactions and exemptions for residential development
  - i. Affordable housing developments and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.
  - ii. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.
  - iii. Within the following categories residential developers shall be exempt from paying a development fee.

- a. Inclusionary development containing affordable housing units or municipally sponsored development.
- b. Expansion or replacement of an existing residential use that does not increase the number of dwelling units.
- c. Religious organizations that engage in religious activities for religious purposes.
- d. All property owned by the Township of Gloucester within areas that have been designated as areas in need of redevelopment or an Area in Need of Rehabilitation in accordance with NJSA 40A:12A-1, Local Redevelopment and Housing Law.

## 5. Non-residential Development fees

- a) Imposed fees
  - i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half (2.5) percent of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
  - ii. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half (2.5) percent of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
  - iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.
- b) Eligible exactions, ineligible exactions and exemptions for non-residential development
  - i. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half (2.5) percent development fee, unless otherwise exempted below.
  - ii. The 2.5 percent fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.
  - iii. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.
  - iv. A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
  - v. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the

owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the Township of Gloucester as a lien against the real property of the owner.

## 6. Collection procedures

- a) Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official responsible for the issuance of a building permit.
- b) For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The Developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c) The construction official responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.
- d) Within 90 days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- e) The construction official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.
- f) Within 10 business days of a request for the scheduling of a final inspection, the municipal assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.
- g) Should the Township of Gloucester fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).
- h) The developer shall pay 100 percent of the calculated development fee amount prior to the municipal issuance of a final certificate of occupancy for the subject property.
- i) Appeal of development fees
  - 1) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by the Township of Gloucester. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.
  - 2) A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a

review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by the Township of Gloucester. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

## 7. Affordable Housing trust fund

- a) There is hereby created a separate, interest-bearing housing trust fund to be maintained by the chief financial officer for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.
- b) The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:
  1. payments in lieu of on-site construction of affordable units;
  2. developer contributed funds to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached development accessible;
  3. rental income from municipally operated units;
  4. repayments from affordable housing program loans;
  5. recapture funds;
  6. proceeds from the sale of affordable units; and
  7. any other funds collected in connection with Gloucester Township's affordable housing program.
- c) Within seven days from the opening of the trust fund account, the Township of Gloucester shall provide COAH with written authorization, in the form of a three-party escrow agreement between the municipality, Commerce Bank (TD Bank), and COAH to permit COAH to direct the disbursement of the funds as provided for in N.J.A.C. 5:97-8.13(b).
- d) All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH.

## 8. Use of funds

- a) The expenditure of all funds shall conform to a spending plan approved by COAH. Funds deposited in the housing trust fund may be used for any activity approved by COAH to address the Gloucester Township's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 8.9 and specified in the approved spending plan.
- b) Funds shall not be expended to reimburse the Township of Gloucester for past housing activities.

- c) At least 30 percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.
  - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with homeowners association or condominium fees and special assessments, and assistance with emergency repairs.
  - ii. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income. The use of development fees in this manner may entitle the Township of Gloucester to bonus credits pursuant to N.J.A.C. 5:97-3.7.
  - iii. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- d) The Township of Gloucester may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.
- e) No more than 20 percent of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than 20 percent of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to the Council's regulations and/or action are not eligible uses of the affordable housing trust fund.

## 9. Monitoring

- a) The Township of Gloucester shall complete and return to COAH all monitoring forms included in monitoring requirements related to the collection of development fees from residential and non-residential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with Gloucester Township's housing program, as well as to the expenditure of revenues and implementation of the plan certified by COAH. All monitoring reports shall be completed on forms designed by COAH.

## 10. Ongoing collection of fees

- a) The ability for the Township of Gloucester to impose, collect and expend development fees shall expire with its substantive certification unless the Township of Gloucester has filed an adopted Housing Element and Fair Share Plan with COAH, has petitioned for substantive certification, and has received COAH's approval of its development fee ordinance. If the Township of Gloucester fails to renew its ability to impose and collect development fees prior to the expiration of substantive certification, it may be subject to forfeiture of any or all funds remaining within its

municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to section 20 of P.L.1985, c.222 (C.52:27D-320). The Township of Gloucester shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance, nor shall the Township of Gloucester retroactively impose a development fee on such a development. The Township of Gloucester shall not expend development fees after the expiration of its substantive certification or judgment of compliance.

Section 2. All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

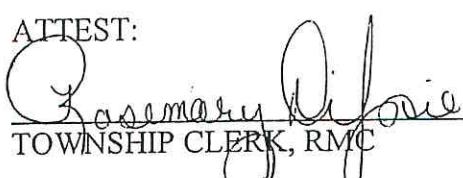
Section 3. If any section, subsection or part, clause or phrase of the Ordinance shall be declared invalid by judgement of any court of competent jurisdiction, such section, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

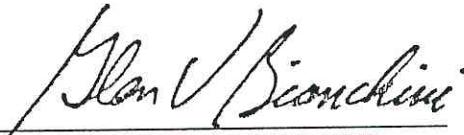
Section 4. This ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: December 1, 2008

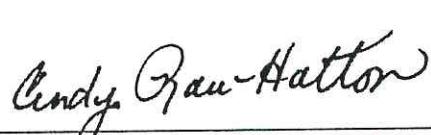
Adopted: 12-15-08

ATTEST:

  
Rosemary O'Brien  
TOWNSHIP CLERK, RMC

  
Alan V. Bianchini

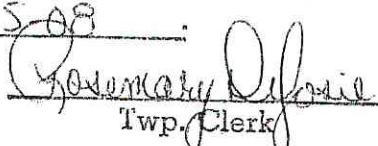
PRESIDENT OF COUNCIL

  
Cindy Rau-Hatton

MAYOR

I hereby certify that the foregoing  
is a true copy of a document adopted  
by Gloucester Township Council on

12-15-08

  
Rosemary O'Brien  
Twp. Clerk

08: \_\_\_\_\_

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE  
TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN, STATE  
OF NEW JERSEY REQUESTING REVIEW AND APPROVAL OF  
A MUNICIPAL AFFORDABLE HOUSING TRUST FUND  
SPENDING PLAN**

**WHEREAS**, the Governing Body of *the Township of Gloucester, County of Camden* petitioned the Council on Affordable Housing (COAH) for substantive certification on December \_\_\_, 2008; and

**WHEREAS**, *the Township of Gloucester* received approval from COAH on *[insert date]* of its development fee ordinance; and

**WHEREAS**, the development fee ordinance establishes an affordable housing trust fund that includes development fees, payments from developers in lieu of constructing affordable units on-site, barrier free escrow funds, rental income, repayments from affordable housing program loans, recapture funds, proceeds from the sale of affordable units, and/or *[insert any other funds collected in connection with your municipality's affordable housing program]*;

**WHEREAS**, N.J.A.C. 5:97-8.1(d) requires a municipality with an affordable housing trust fund to receive approval of a spending plan from COAH prior to spending any of the funds in its housing trust fund; and

**WHEREAS**, N.J.A.C. 5:97-8.10 requires a spending plan to include the following:

1. A projection of revenues anticipated from imposing fees on development, based on pending, approved and anticipated developments and historic development activity;
2. A projection of revenues anticipated from other sources, including payments in lieu of constructing affordable units on sites zoned for affordable housing, funds from the sale of units with extinguished controls, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, and interest earned;
3. A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
4. A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7, 8.8, and 8.9;
5. A schedule for the expenditure of all affordable housing trust funds;
6. If applicable, a schedule for the creation or rehabilitation of housing units;
7. A pro-forma statement of the anticipated costs and revenues associated with the development if the municipality envisions supporting or sponsoring public sector or non-profit construction of housing; and

8. A plan to spend the trust fund balance as of July 17, 2008 within four years of the Council's approval of the spending plan, or in accordance with an implementation schedule approved by the Council;
9. A plan to spend and/or contractually commit all development fees and any payments in lieu of construction within three years of the end of the calendar year in which funds are collected, but no later than the end of third round substantive certification period;
10. The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan; and
11. A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation.

**WHEREAS,** *the Township of Gloucester* has prepared a spending plan consistent with N.J.A.C. 5:97-8.10 and P.L. 2008, c.46.

**NOW THEREFORE BE IT RESOLVED** that the Governing Body of *the Township of Gloucester, County of Camden* requests that COAH review and approve *Gloucester Township's* spending plan.

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*Rosemary DiJosie*  
Municipal Clerk

# Council on Affordable Housing

## Affordable Housing Trust Fund Spending Plan

### OVERVIEW

### INTRODUCTION

*Gloucester Township, Camden County* has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH on *[insert date of approval]* and adopted by the municipality on *[insert date of adoption]*. The ordinance establishes the Gloucester Township affordable housing trust fund for which this spending plan is prepared.

As of July 17, 2008, Gloucester Township has collected \$ 934,123.83, expended \$ 45,000, resulting in a balance of \$ 889,123.83. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in *TD Bank* for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

Gloucester Township first petitioned COAH for substantive certification on *December 18, 1986* and received prior approval to maintain an affordable housing trust fund on *September 21, 2004*. As of December 31, 2004, the prior round balance remaining in the affordable housing trust fund was \$ 0. From January 1, 2005 through July 17, 2008, Gloucester Township collected an additional \$ 934,123.83 in development fees, payments in lieu of construction, other funds, and/or interest. From January 1, 2005 through July 17, 2008, Gloucester Township expended funds on the affordable housing activities detailed in section 4 of this spending plan.

## **1. REVENUES FOR CERTIFICATION PERIOD**

To calculate a projection of revenue anticipated during the period of third round substantive certification, Gloucester Township considered the following:

(a) Development fees:

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, proceeds from the sale of affordable units and Community Development Block Grants.

(c) Projected interest:

**Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.**

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND - 2008 THROUGH 2018										
	7/18/08 Through 12/31/08	2009	2010	2011	2012	2013	2014	2015	2016	2017	
(a) Development fees:											
1. Approved Development	934,123.8 3										934,12 3.83
2. Development Pending Approval											
3. Projected Development	955,58 8	955,58 8	955,58 8	955,58 8	955,58 8	955,58 8	955,58 8	955,58 8	955,58 8	955,58 8	9,555,8 80
(b) Payments in Lieu of Construction											
(c) Other Funds (Specify source(s))											
(d) Interest (3% est)	28,667	28,667	28,667	28,667	28,667	28,667	28,667	28,667	28,667	28,667	286,67
<b>Total</b>	<b>934,123.8 3</b>	<b>984,25 5</b>	<b>10,776, 673</b>								

*Gloucester Township* projects a total of \$ 10,490,003 in revenue to be collected between July 18, 2008 and December 31, 2018. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

## **2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS**

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by *Gloucester Township*:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with *Gloucester Township's* development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

The Municipal Housing Liaison will be responsible for distributing development fee revenues as stated within this spending plan.

## **3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS**

(a) **Rehabilitation and new construction programs and projects (N.J.A.C. 5:97-8.7)**

*Gloucester Township* will dedicate \$ 11,356,250 to rehabilitation or new construction programs (see detailed descriptions in Fair Share Plan) as follows:

**Rehabilitation program:** \$ 0. The majority of the rehabilitation program will be funded through Camden County Community Block Development Grants, in addition to other available funding sources and if needed, municipal bonds. Any shortfall to provide the rehabilitation need will come from the projected revenues in the Affordable Housing Trust Fund, however at this time, it is anticipated all rehabilitation funding will come from outside sources.

**New construction project(s):** \$ 5,070,166.91. A 100% municipally sponsored affordable housing development called Revere Run III consisting of 79 for-sale homes. The Township owns the property, so the above estimate includes building costs only, at 125\$ per square foot, a total estimate of \$11,356,250. Gloucester Township anticipates the cost of this project will be supplemented in full or partially by assistance through NJHMFA, such as the CHOICE program.

(b) **Affordability Assistance (N.J.A.C. 5:97-8.8)**

Projected minimum affordability assistance requirement:

Actual development fees through 7/17/2008		\$934,123.83
Actual interest earned through 7/17/2008	+	\$
Development fees projected* 2008-2018	+	\$9,555,880
Interest projected* 2008-2018	+	\$286,670
Less housing activity expenditures through 6/2/2008	-	\$45,000
<b>Total</b>	=	10,731,673.83
30 percent requirement	x 0.30 =	\$3,219,502.15
Less Affordability assistance expenditures through 12/31/2004	-	\$
<b>PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2005 through 12/31/2018</b>	=	\$3,219,502.15
<b>PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2005 through 12/31/2018</b>	÷ 3 =	\$1,073,167.38

\* Note: The 2008 portion of this projection reflects 2008 subsequent to July 17 as the remainder of 2008 is included in the actual figure reported above.

*Gloucester Township* will dedicate \$ 3,219,502.15 from the affordable housing trust fund to render units more affordable, including \$ 1,073,167.38 to render units more affordable to households earning 30 percent or less of median income by region, as follows:

The above mentioned funds will be utilized to convert low-income units to very-low-income units, as well as provide rental assistance.

(c) **Administrative Expenses (N.J.A.C. 5:97-8.9)**

*Gloucester Township* projects that \$2,155,334.77 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

Paying for the Administrative Agent in addition to Housing Plan requirements and amendments.

#### **4. EXPENDITURE SCHEDULE**

*Gloucester Township* intends to use affordable housing trust fund revenues for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

***//In developing this spending plan, it is important to note that all funds in the municipal trust fund as of July 17, 2008 must be fully expended or committed to be expended within four years of COAH's approval of the spending plan./***

PROJECTED EXPENDITURE SCHEDULE 2009 -2018															
Program <i>Individually list programs and projects e.g. Rehab, Accessory Apartments, for- sale and rental municipally sponsored, etc.</i>	Number of Units Projected	Funds Expended and/or Dedicated	2005- July 17, 2008	7/18/ 08 – 12/31 /08	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
Rehabilitation	25		0	25,00 0	25,00 0	25,00 0	25,00 0	25,00 0	25,00 0	25,00 0	25,00 0	25,00 0	25,00 0	25,00 0	250,0 00
For-sale Revere Run III	79														11,35 6,250
Total Programs	2														
Affordability Assistance			0	321,9 50.2	321,9 50.2	321,9 50.2	321,9 50.2	321,9 50.2	321,9 50.2	321,9 50.2	321,9 50.2	321,9 50.2	321,9 50.2	321,9 50.2	3,219 15
Administration			45,00 0	215,5 33.5	215,5 33.5	215,5 33.5	215,5 33.5	215,5 33.5	215,5 33.5	215,5 33.5	215,5 33.5	215,5 33.5	215,5 33.5	215,5 33.5	2,155 77
<b>Total</b>			45,00 0	562,4 84	562,4 84	562,4 84	562,4 84	562,4 84	562,4 84	562,4 84	562,4 84	562,4 84	562,4 84	562,4 84	16,98 1,087

## **5. EXCESS OR SHORTFALL OF FUNDS**

Pursuant to the Housing Element and Fair Share Plan, the governing body of *Gloucester Township* has adopted a resolution agreeing to fund any shortfall of funds required for implementing the *Rehabilitation Program and the 100% Municipally sponsored for-sale Revere Run III project*. In the event that a shortfall of anticipated revenues occurs, *Gloucester Township will issue a municipal bond*. A copy of the adopted resolution is attached.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used to further rehabilitate affordable housing and provide affordability rental assistance.

### **SUMMARY**

*Gloucester Township* intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the housing programs outlined in the housing element and fair share plan dated December 5, 2005.

*Gloucester Township* has a balance of \$934,123.83 as of July 17, 2008 and anticipates an additional \$9,555,880 in revenues before the expiration of substantive certification for a total of \$10,490,003.83. The municipality will dedicate \$5,070,166.91 towards *municipally sponsored 100% affordable for-sale development (Revere Run III)*, \$3,219,502.15 to render units more affordable, and \$2,155,334.77 to administrative costs. Any shortfall of funds will be offset by *bonds, CBDG Grants and other funding sources*. The municipality will dedicate any excess funds toward *rehabilitation and affordability assistance*.

<b>SPENDING PLAN SUMMARY</b>	
Balance as of July 17, 2008	\$934,128.83
<b>PROJECTED REVENUE July 18, 2008-2018</b>	
Development fees	+ \$9,555,880
Payments in lieu of construction	+ \$
Other funds	+ \$
Interest	+ \$286,670
<b>TOTAL REVENUE</b>	= \$10,490,003.83
<b>EXPENDITURES</b>	
Funds used for Rehabilitation	- \$0
Funds used for New Construction	
1.Revere Run III	- \$5,070,166.91
2.	- \$
3.	- \$
4.	- \$
5.	- \$
6.	- \$
7.	- \$
8.	- \$
9.	- \$
10.	- \$
Affordability Assistance	- \$3,219,502.15
Administration	- \$2,155,334.77+45,000
Excess Funds for Additional Housing Activity	= \$
1. <i>[list individual projects/programs]</i>	- \$
2.	- \$
3.	- \$
<b>TOTAL PROJECTED EXPENDITURES</b>	= \$10,490,003.83
<b>REMAINING BALANCE</b>	= \$0.00

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## **PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)**

(Submit separate checklist for each site or zone)

---

### **General Description**

Municipality/County: Gloucester Township, Camden County

Project Name/Redevelopment Designation: Blackwood West/Southwind

Block(s) and Lot(s): \_\_\_\_\_

Total acreage: \_\_\_\_\_ Proposed density (units/gross acre): 17

Affordable Units Proposed: 100

Family: 100

Sale: 100

Rental: 0

Very low-income units: 32 Sale: 32

Rental: 0

Age-Restricted: 0

Sale: 0

Rental: 0

Market-Rate Units Anticipated: TBD

Non-Residential Development Anticipated (in square feet): 175,000

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village?  Yes  No

### **Bonuses for affordable units, if applicable:**

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 0

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: 32

Smart growth bonuses as per N.J.A.C. 5:97-3.18: 0

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: 0

Compliance bonuses as per N.J.A.C. 5:97-3.17 0

Date zoning or redevelopment plan adopted: revision

Date development approvals granted: \_\_\_\_\_

**Information and Documentation Required with Petition or in Accordance with an  
Implementation Schedule**

The municipality is providing an implementation schedule for this project/program.

- Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementation schedule.
- No. Continue with this checklist.

- Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here  in lieu of submitting forms.)
- Adopted Resolution designating Redevelopment Area
- Demonstration of DCA's approval of Redevelopment Area designation. Check here  if non-applicable.
- Redevelopment plan adopted by the governing body which includes the requirements for affordable housing
- A description of the site, including its location, acreage and existing and intended use
- An anticipated timeline and development process expected for the site

If payments in lieu of on-site construction of the affordable units is an option:

- Proposed or adopted ordinance establishing the amount of the payments
- Spending plan

A general description of the site, including:

- Name and address of owner
- Subject property street location
- Subject property block(s) and lot(s)
- Indicate if urban center or workforce housing census tract
- Subject property total acreage
- Previous zoning designation and date previous zoning was changed
- Current zoning and date current zoning was adopted
- Description of any changes to bulk standards intended to accommodate the proposed densities
- Tax maps showing the location of site(s) with legible dimensions (electronic if available)
- Map of Redevelopment Area

**Information and Documentation Required prior to Substantive Certification or in Accordance  
with an Approved Implementation Schedule**

**A description of the suitability of the site, including:**

- Description of surrounding land uses
- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- Wetlands and buffers
  - Steep slopes
  - Flood plain areas
  - Stream classification and buffers
  - Critical environmental site
  - Historic or architecturally important site/district
  - Contaminated site(s); proposed or designated brownfield site
  - Based on the above, a quantification of buildable and non-buildable acreage
- A copy of the final Request for Proposals, which includes the requirements for affordable housing. Check here  if non-applicable.
- Demonstration that the municipality or redeveloper either has control of the site or an option on the property or a plan in place for obtaining site control, in accordance with the LHRL
- An executed redevelopment agreement that results in the creation of affordable housing units and which shall include the following:
- Number, tenure and type of units
  - A schedule for the overall development plan, including phasing of residential development
  - Compliance with N.J.A.C. 5:94-6.4(i)-(k)

- Demonstration that the first floor of all townhouse or other multistory dwelling units is accessible and adaptable per N.J.A.C. 5:97-3.14
- If applicable, current status of the municipality's Workable Relocation Assistance Program (WRAP)

**Information and Documentation Required Prior to Marketing the Completed Units**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- An affirmative marketing plan in accordance with UHAC, except for low- and moderate-income households displaced by redevelopment that are given preference for new units

**PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)**

**IMPLEMENTATION SCHEDULE**

The implementation schedule sets forth a detailed timetable that demonstrates a “realistic opportunity” as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Redevelopment Area information, including the following:**

Redevelopment Area Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Adopted resolution designating Redevelopment Area		
Demonstration of DCA's approval of Redevelopment Area designation (enter N/A if not applicable)		

Redevelopment plan adopted by the governing body which includes the requirements for affordable housing		
---	--	--

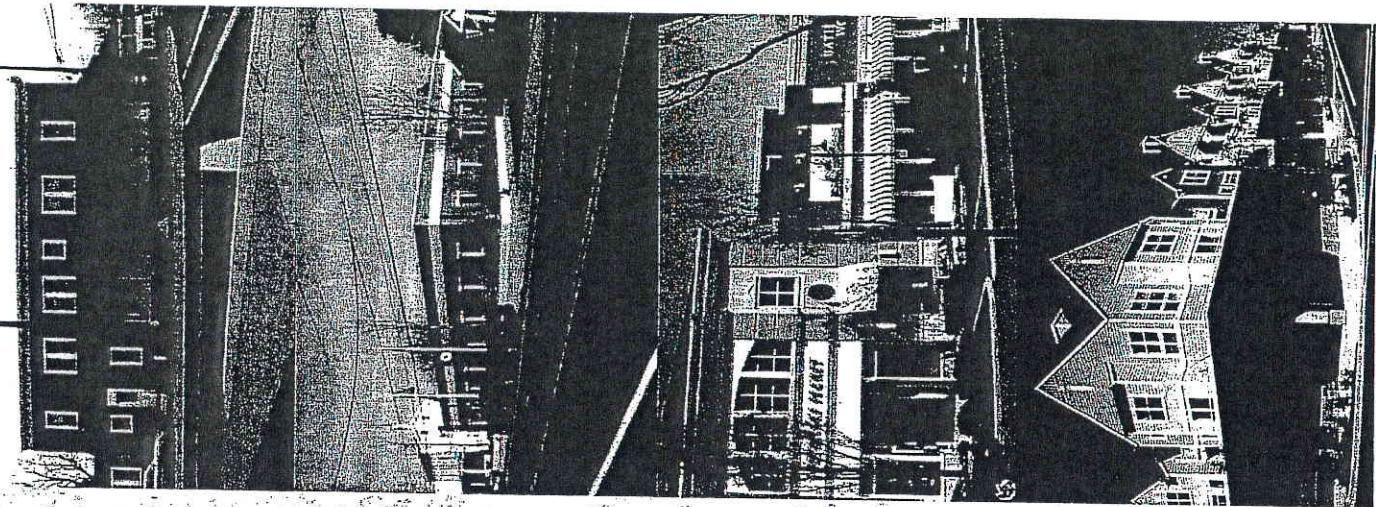
**(B) Development schedule, including, but not limited to, the following:**

Redevelopment Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification			
RFP Process (enter N/A if not applicable)			
Developer Selection			
Site Plan Preparation			
Development Approvals			
Contractor Selection			
Building Permits			
Construction			
Occupancy			

## **Redevelopment Narrative Section**

Revisions are pending to mesh with the housing plan. Please see attached plan. Revised plan will be forwarded once adopted.

<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the housing units made available for occupancy by low-income and moderate income households.



## Redevelopment Plan

# BLACKWOOD WEST

Gloucester Township, New Jersey

June 28, 2004

CLARKE • CATON • HINTZ

## **Blackwood West Redevelopment Plan**

**June 28, 2004**

**Hon. Sandra Love, Mayor**

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**CLARKE • CATON • HINTZ**

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## **Introduction**

Blackwood West is envisioned as an active, unique mix of new and old buildings with a wide range of businesses offering interesting merchandise and exciting experiences that appeal to lifetime residents and newcomers alike in a compact and walkable form. The Blackwood West Redevelopment Plan is a comprehensive revitalization program for this traditional commercial center and its nearby neighborhoods in west central Gloucester Township. Gloucester Township is the third largest municipality in Camden County, with a population of 64,350 people in 2000 in 23.2 square miles.

The Redevelopment Plan has been developed in accordance with the requirements of N.J.S.A. 40A:12A-7 and is designed to effectuate the purposes of the Local Redevelopment and Housing Law.

The Blackwood West Redevelopment Plan forms the second part of the two-part planning process that analyzes the subject area, determines if it meets the statutory criteria and creates a plan to implement a new vision. The first part, Determining an Area in Need of Redevelopment or Rehabilitation, was adopted by resolution R-04:02-041 of the Township Council on February 9, 2004. The

study determined that most of the area investigated met the statutory criteria for an area in need of redevelopment with a smaller component being an area in need of rehabilitation. The lands designated as either an Area in Need of Rehabilitation or an Area in Need of Redevelopment are depicted on the Redevelopment Plan Area Map on the following page.

## **Core Strategy for Redevelopment**

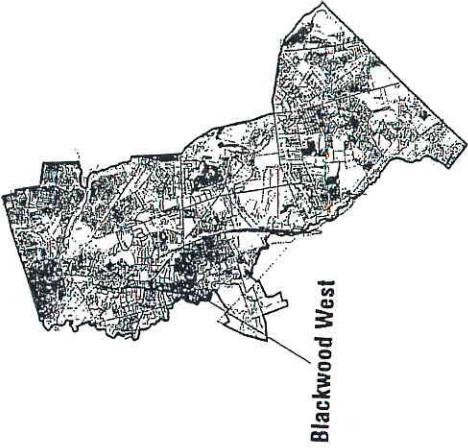
The Redevelopment Plan's core strategy is to:

- Accomplish the Redevelopment Plan primarily through mixed-use buildings and mixed site development.
- Attract "empty nesters" and "young professionals" through appealingly designed housing.
- Utilize public-private partnerships and financial incentives to develop needed infrastructure.
- Promote a pedestrian orientation and "Main Street" destination.
- Capitalize on the historic status of Blackwood West and its location along state and county highways.

# Redevelopment Plan Area

Blackwood West  
Gloucester Township  
Camden County, NJ

June 28, 2004



Source: Year 2000 Orthophotography for the DVRPC Region.

## Legend

- Redevelopment Plan Area
- Area in need of Rehabilitation
- Area in need of Rehabilitation

200100 0 200 400 600 800 1,000  
Feet



## **Redevelopment Plan Objectives**

The Redevelopment Plan is intended primarily as a means of revitalizing the commercial core of Blackwood with a secondary emphasis on residential development, redevelopment and rehabilitation. New residential development is intended mainly for vacant areas at the periphery of the redevelopment area that will provide additional customers for retail businesses. Recognizing that new retail businesses will need customers from outside of the Blackwood West environs to be financially sound enterprises, these are proposed to be placed along the Rt. 168 corridor where they can also take advantage of passing traffic.

The Redevelopment Plan for Blackwood West is to be undertaken in conformity with the following objectives:

1. The removal of deteriorated and obsolete structures that by their blighting influence adversely affect the business climate and neighborhood vitality in Blackwood West.
2. Provide new customers for existing local businesses.
3. Create a nucleus of redevelopment to stimulate new businesses.

A discussion examining the relationship between these redevelopment objectives and the goals and objectives of the Gloucester Township Master Plan and the policies of other levels of government is found in a following section.

4. Minimize disruption to and relocation of existing businesses and residents in the implementation of the Redevelopment Plan.
5. Encourage private investment for adaptive reuse of existing key commercial buildings that form the basis for the Blackwood West Historic District.
6. Encourage the substantial renovation or replacement of existing substandard or obsolete single and multi-family housing.
7. Facilitate the development of high quality housing types not presently offered in Gloucester Township.
8. Expand the use of Blackwood Lake as an amenity for the community.
9. Improve the functionality of streets and parking.
10. Provide for pedestrian access from neighborhoods to businesses and public recreation.

### **Land Use Plan**

The Land Use Plan takes the overall policy goals established by the Redevelopment Plan objectives and depicts them geographically with the redevelopment area. In addition, the text provides an explanation of the different land uses in brief paragraphs. The rules of the Redevelopment Plan are contained within the Development Regulations chapter and Design Standards chapter at the end of the Redevelopment Plan. These regulations and standards will replace in part and supplement in other parts the existing zoning and other regulations established by the Gloucester Township Land Development Ordinance. The applicability of the Zoning Regulations is shown on the Redevelopment Area Districts, (p. 26) included in the Development Regulations chapter.

lowed in the regulations which are more broadly drawn than the Land Use Plan.

Because of this regulatory framework, in the event the Redevelopment Plan regulations conflict with the provisions of the Gloucester Township Land Development Ordinance, the strictures of the Redevelopment Plan shall govern. An exception is that the existing regulations of the Land Development Ordinance will remain in full force and effect for any property that is located with the Area in Need of Rehabilitation. The zoning regulations for the Area in Need of Rehabilitation are predominantly the Residential 3 district; however, small portions in the Blackwood West District and Parks & Recreation zones are located within the designated area.

The land use plan is depicted on the following page.

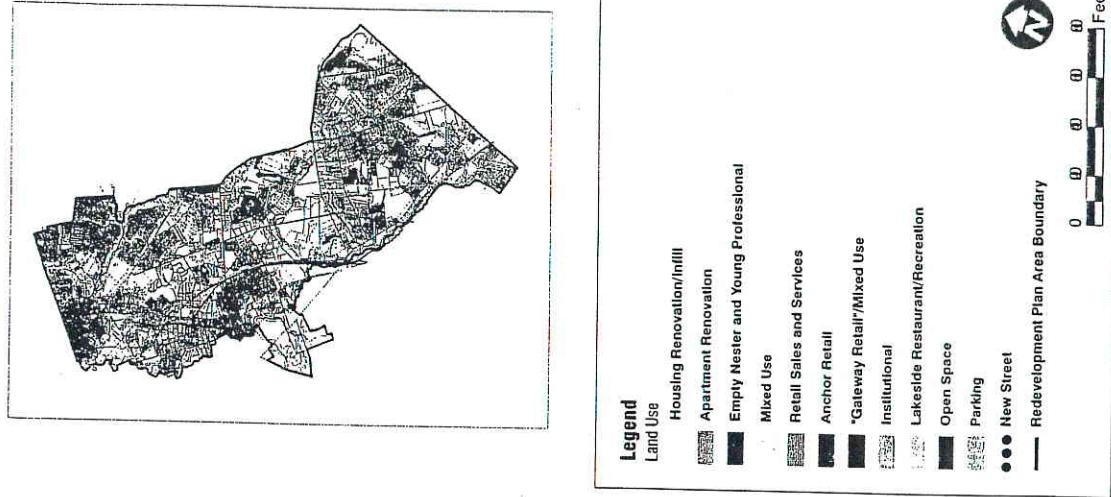
This structure has been developed because the Redevelopment Plan is intended to be a more flexible document than the Township's Land Development Ordinance so that the municipality can more quickly react to changing circumstances and private sector interest in redevelopment parcels. It is likely that the Redevelopment Plan will be amended over time in order to take advantage of new opportunities that arise to implement the Land Use Plan. This flexibility will also be fol-

## Land Use Plan

Blackwood West Redevelopment Area

Gloucester Township  
Camden County, NJ

June 28, 2004



### **Land Use Descriptions and Policies**

Blackwood West developed prior to the advent of zoning in Gloucester Township and the result is a fine-grained mixture of housing and small businesses. Zoning regulations, which have tended to separate residential, commercial and industrial uses, is utilized instead to strengthen the diverse uses present in Blackwood West in mixed use buildings and developments. This mixed use approach with its compact form and easy walkability is integral to the land uses intended for the Redevelopment Plan.

#### **Gateway Retail and Mixed Use**

The ‘gateway’ noted here is the entrance to the Blackwood West redevelopment area traveling from the Black Horse Pike south to the center of downtown. In this area there is no topographic change of the redevelopment area that marks the beginning of the southern boundary that is delineated by Farrows Run. It is thus significant that buildings use architectural elements to create a sense of arrival at this location. Intended for this land use category are ancillary residential uses on deeper lots for senior citizens (in addition to the opportunity afforded by the Empty Nester category). This differs from

the Mixed Use category that permits dwellings as allowed principal uses in their own right.

#### **Mixed Use**

The Mixed Use designation is proposed to allow for a wide range of small to medium-sized businesses catering to local clientele plus residential uses. Should the Blackwood West business association succeed in creating a unique regional identity it would also serve a wider base of customers. Since most of the land area in this category is also in the Blackwood West Historic District, redevelopment is proposed to focus first on the renovation and adaptive reuse of existing buildings. Areas on the periphery of the district where lot sizes are larger would be suitable for the demolition and replacement of obsolete structures with new mixed use buildings or stand alone commercial and residential buildings.

#### **Empty Nester and Young Professional Housing**

The largest vacant site along with several adjacent lots is intended to create a nucleus of new residential development to help support existing and new businesses. Total commercial development in Blackwood West is approximately 175,000 sf. or the size of a small community shopping center. An ad-

ditional 80-100,000 sf. of stores would create a better destination that may draw shoppers from a larger market area (see Anchor Retail). In turn, the quality of the stores will be dependent on the disposable income of new residents. The Gloucester Township Master Plan noted the lack of executive housing in the Township in advocating for more R-1 residential land. In the same vein, high quality housing for empty nesters and for young professionals is also lacking. Further, a number of sites identified in the Master Plan for age-restricted housing for those 55 years old and older have been utilized for other purposes. Residential uses would include apartment, townhouse and semi-detached dwelling types that would also include additional facilities for these residents.

### **Housing Renovation and Infill Development**

The area that has been designated the Area in Need of Rehabilitation is included in the Housing Renovation and Infill Development category, as well as a small area on the south side of Lake Avenue. While many houses are well kept, certain key structures would benefit from a targeted renovation program leading to the retrofitting of increasingly obsolete housing. Most of this category has been developed yet small areas of vacant land (the Lake Avenue tract is vacant) where new housing could be developed is available.

### **Apartment Renovation**

The preliminary investigation study that led to the Determination of an Area in Need of Redevelopment found that the five apartment building/complexes in Blackwood West were either deteriorated, obsolete or had faulty arrangements of buildings and land, as well as some having a low ratio of improvements to land value. The Scenic Falls complex is in need of substantial rehabilitation or demolition and replacement. Its location on the soon to be completed rail line bikeway and proximity to the Big Timber Creek (just downstream from Blackwood Lake) offer the opportunity to link these recreation and scenic amenities together for the benefit of their residents.

### **Open Space**

The Mingus Run stream is proposed to be an open space corridor that leads from the railroad line bike path to the Blackwood Elementary School. If environmentally feasible, a natural pathway along the Mingus for public use is anticipated.

## **Anchor Retail**

A second catalyst for the revitalization of Blackwood West is the creation of a new commercial block just north of the Presbyterian Cemetery on the east side of the Black Horse Pike. Implementation of the land use plan in this area will require the acquisition and demolition of existing buildings and the construction of two new intersections with the Black Horse Pike at Lincoln and Cleveland Avenues. The intent of the district is to create a modern retail center that respects the integrity of the historic district through its design and placement of buildings with adequate rear-oriented parking (see site illustration, p. 17).

## **Retail Sales and Services**

The Retail Sales and Services category is similar to the mixed use district but with a greater emphasis on commercial development. Apartment uses on second floors are the only residential uses that are intended to be permitted in this district. The Retail Sales and Services area also contains important civic uses - Harwan Park and the Gloucester Township branch of the Camden County Library. Older, developed, parcels where the existing buildings are low, one-story structures with front yard parking are targeted for replacement with two-

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story buildings, or buildings that give the appearance of two-story buildings. New structures built on these guidelines will complement the key contributing buildings. Such infill buildings will work best with retail services that have a lower volume of customer traffic than retail sales. The intent is to minimize the need for parking lots that create gaps in the streetwall and require access from Rt. 168. This is easier to accomplish on the west side of the Black Horse Pike since Elm Street functions as an access way to rear yard parking lots.

## **Lakeside Restaurant and Recreation**

The Redevelopment Plan seeks to encourage the use of Blackwood Lake as a restaurant setting and for appropriate seasonal recreation, such as canoe rental and ice skating.

## **Institutional**

Institutional land uses are not intended to be developed and in the Redevelopment Plan include the Blackwood Fire Company, Presbyterian and Methodist Churches and the county Library. Key properties have been singled out for inclusion in this land use category.

## **Public Improvements**

Public improvements are anticipated as individual sites and tracts of land are redeveloped consistent with the design policies and standards that are contained within the Redevelopment Plan. The developer is expected to install necessary public improvements on the property they control as well as abutting rights-of-way. The redeveloper is expected to construct any off-tract improvements necessitated by their redevelopment.

### **Streets**

As depicted on the Illustrative Site Plan, a new loop street is proposed to create two new four-way intersections where Lincoln Avenue and Cleveland Avenue intersect Rt. 168. The purpose of the street is to create a new commercial block of approximately 6 acres to support between 60,000 and 100,000 sf. of retail stores that will enlarge the shopping base of Blackwood West. The loop street would also serve the purpose of providing access to the interior of the largest vacant tract for appropriate residential development sufficient to support new and existing businesses. The street is intended for on-street parking on both sides in a sixty foot right-of-way (see Street Section). The Township will contemplate this street as either a public

or private right-of-way and in an amended configuration provided that the intersection points on Rt. 168 are maintained.

The design standards chapter includes three illustrated cross-sections: the first for the Black Horse Pike with a right-of-way width of 66 feet, 60 feet for the proposed new commercial street and 50 feet for other streets. The cross-sections indicate the relationship between the travel lanes, parking lanes, curb, planting and street furniture strip, and the front edge of buildings that form the "streetwall". Since the 50 foot wide right-of-way is doing double duty for residential streets and for minor arterial streets such as Church Street, the number of parking lanes is flexible. Though the cross-sections idealize the design of the streets, the Black Horse Pike is a state highway and Church Street is a county road and ultimately these higher levels of government will determine approval of the design.

### **Parking**

The need for parking is most acute on the north and west side of the W. Church Street and Rt. 168 intersection. Acquisition of at least a portion of Block 10606, Lots 1 and 15 to create a municipal parking lot is contemplated as part of the Redevelopment Plan. It is believed the parking lot can be

constructed without requiring the relocation of any businesses or residences. New parking is contemplated, much as the parking for the new pharmacy at the southwest corner of the W. Church Street and Rt. 168 intersection was built, as part of commercial site development in accordance with the parking schedule for the Redevelopment Plan. In general, the amount of off-street parking required is less than comparable uses in more suburban sections of the municipality. There are three main reasons for a lesser standard:

- A reduction in the number of curb cuts onto the Black Horse Pike is desirable to promote pedestrian use. Curb cuts create motor vehicle and pedestrian conflicts.
- Parking lots interrupt the rhythm of buildings and the shopping experience for the pedestrian by creating a disincentive for the shopper to walk farther.
- On-street parking is expected to meet a percentage of the parking demand. On-street parking also insulates the shopper from the noise and activity generated by motorists in the travel lane.

### **Utilities**

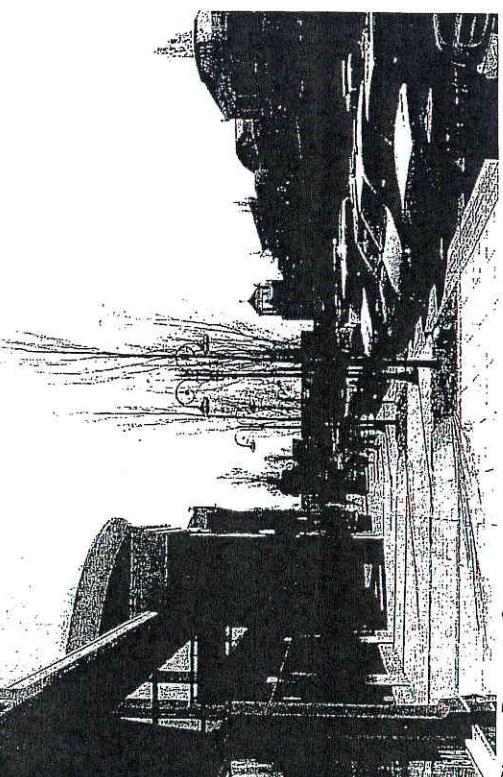
Blackwood West is currently served by public water and public sewer. The Redevelopment Plan anticipates several hundred additional housing units in the district. Aqua New Jersey, Inc. is the water company that serves Blackwood West. There is sufficient capacity in the public water system to serve the needs of the Redevelopment Plan.

The public sanitary sewer system is a two-step system. The Gloucester Township Municipal Utilities Authority maintains and operates the local conveyance system of mains and pumping stations. This system conveys sewage to the Camden County Municipal Utility Authority pumping station on Chews Landing Road where it is conveyed to the regional treatment plant in Camden. There are capacity constraints in the local GTMUA system in and around Blackwood West. The individual redevelopment of existing properties can be handled by the local system but any significant new development would require the identification and possible enlargement of mains and pumping stations to handle the additional flow from dwellings and businesses. As is presently the case in the Township, the redeveloper would be responsible for any upgrade to the system that would be necessary.

#### **Design Concepts for the Redevelopment Plan**

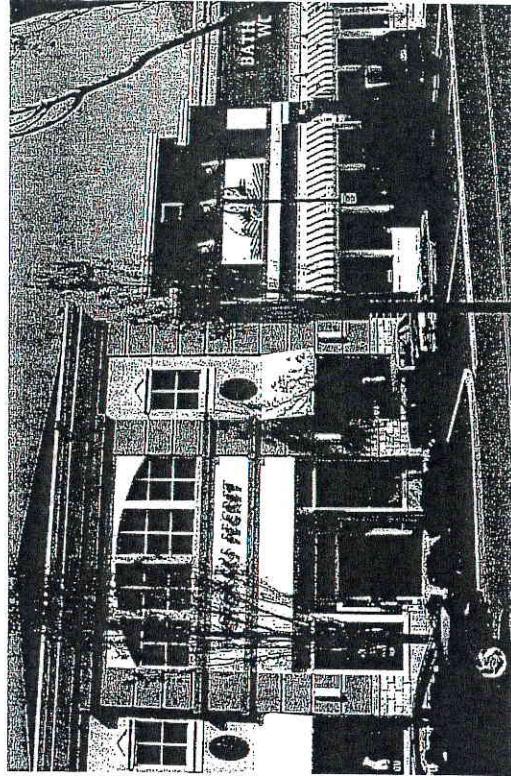
The design concepts presented here relate to the design standards of the Redevelopment Plan in much the same way as the Land Use Plan relates to the zoning regulations. The design concepts utilize pictures and illustrations to embody the architectural elements that can be used in new and infill construction.

though the facades are not uniformly at the same distance from the curb line. Projections of the buildings establish entrances inside. The sidewalk varies in width from 15 to 22 feet which allows for the width next to the curb to be used for street trees, lighting, trash cans, traffic control boxes, benches and other street furniture while maintaining ample width for pedestrian movements. The wider sidewalks provide a location for outdoor cafés. The use of awnings helps to demarcate store fronts and provides a location for signage, if desired.



*Simon Property Group*

This picture illustrates several important design concepts. The front edge of the building creates a “streetwall” or edge to the development even



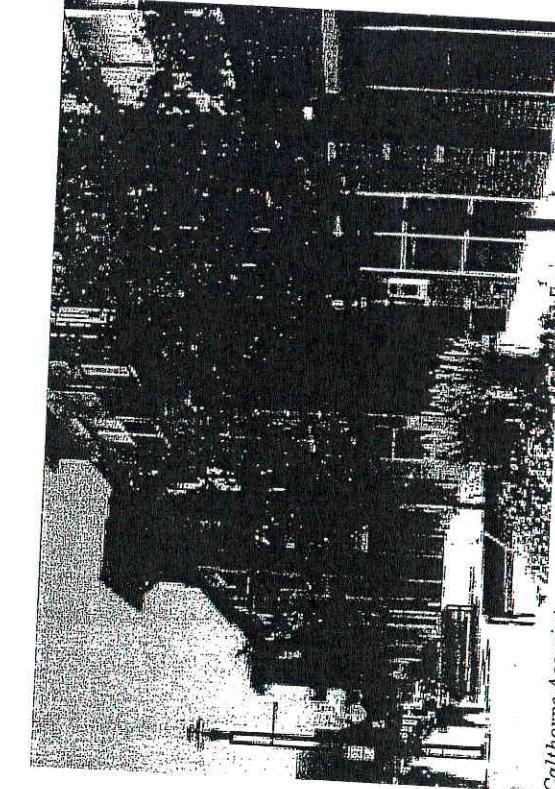
*Simon Property Group*

This picture demonstrates how design elements can be used to transition between two story and one

**June 28, 2004**

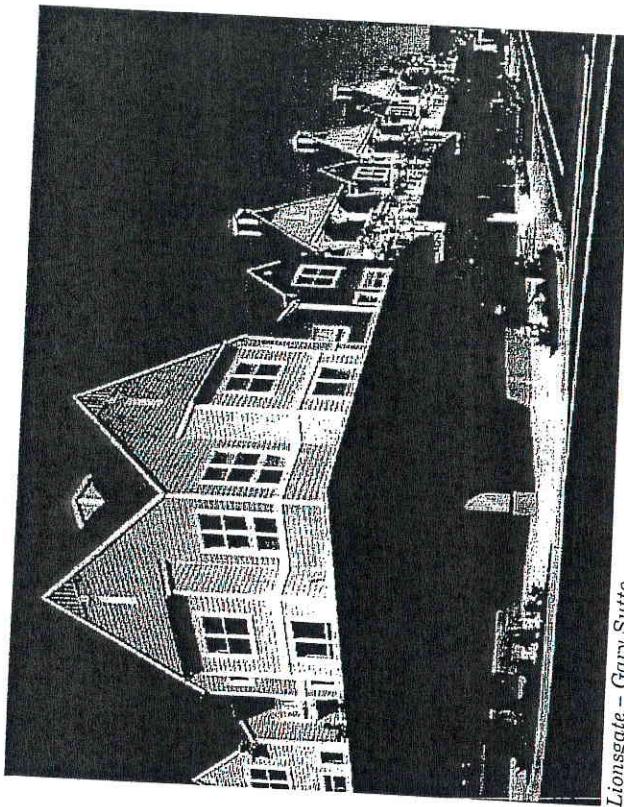
story buildings. The parapet of the middle store is raised to the top of windows on the second floor of the two-story building and horizontal elements break up what would otherwise be an excessively tall one-story building. The store on the right is slightly lower to complete the transition from two to one stories. The picture also indicates appropriate locations for façade signage that are boxed by architectural elements such as color bands and relief brick.

both vertically and horizontally through different window heights, set back entrances, and building projections. Awnings punctuate store fronts and balconies allow residents to look up and down the street. This picture also depicts a different method of hanging signs through perpendicular brackets that are designed for pedestrians, as opposed to motorists.



*Calthorpe Associates*

This picture demonstrates a method of incorporating apartments with first floor retail development. The long mass of the building has been broken up



*Lionsgate - Gary Sutto*

This mixed use development emphasizes a cluster of apartment flats and strongly varies the facades of the development. The variation is at a common

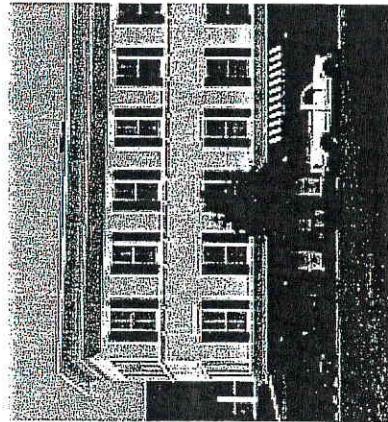
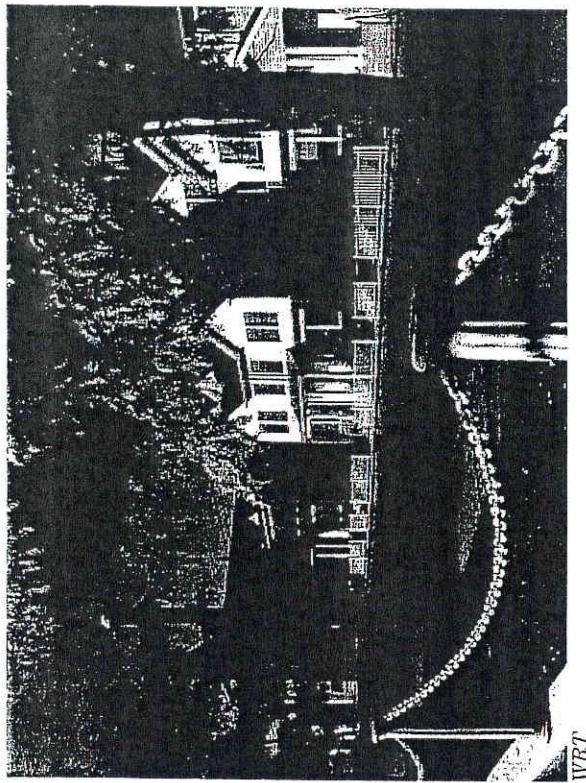
width of single family or semi-detached buildings but in this development incorporate several flats with a common entrance way. Color is used to make the corner stand out and provide a focal point. This is further accentuated by the use of a recessed storefront supported by a pillar – a traditional method of addressing a corner in the early part of the 20<sup>th</sup> century when decorative cast iron pillars were used.

This picture on the left exemplifies the use of federal style design elements to define the upper floors of this three story building that contain apartments.

The lower floor is clearly for retail use.

*Urban Design Associates*

The elements that contribute to its retail appearance are the larger windows, use of awnings, and temporary window signs. This building is also notable for the demonstration of the horizontal three module approach to traditional buildings that have a clearly defined base, middle and top or cornice. Here the cornice utilizes bracketed eaves to define its upper edge.

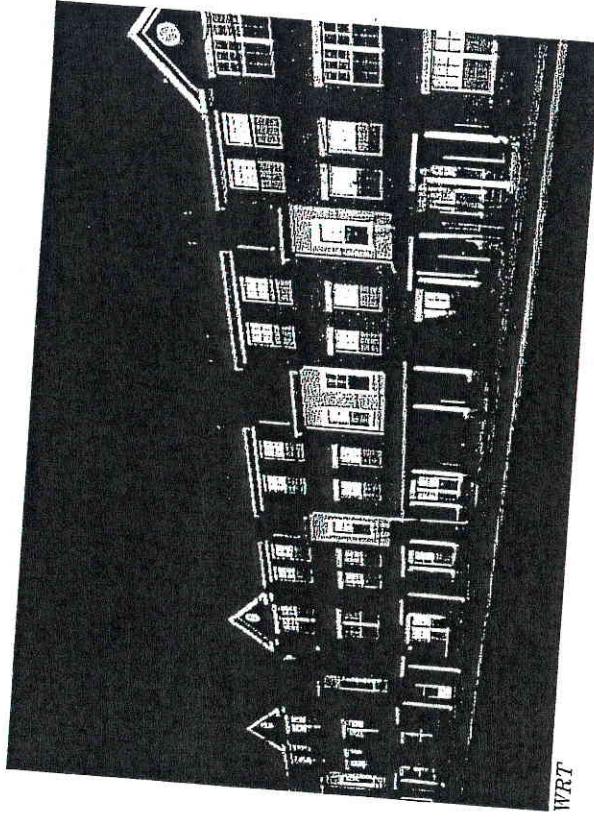


This example of a townhouse development shows a means of mixing two and three story designs together in one project. A two story building with dormers anchors the corner property of the development. Its all brick design complements the existing three story building located at the far left. The two story elements of the design are closest to the sidewalk, with the three story elements recessed. The three story recess is tied together with the roof line of the two story portions to create a well-scaled project.

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garages on the first floor with two stories of living space above them.

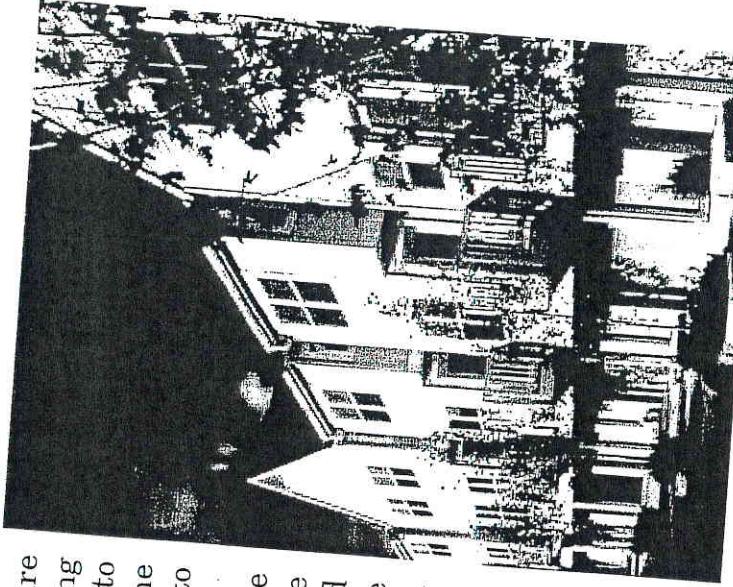
In the picture here, parking is located to the rear of the building to eliminate voids on the street in the massing and scale of the building. In the redevelopment area, townhouse garages and parking lots should be located to the rear of the buildings and access provided by alleys or parking lot driveways intersecting secondary streets.



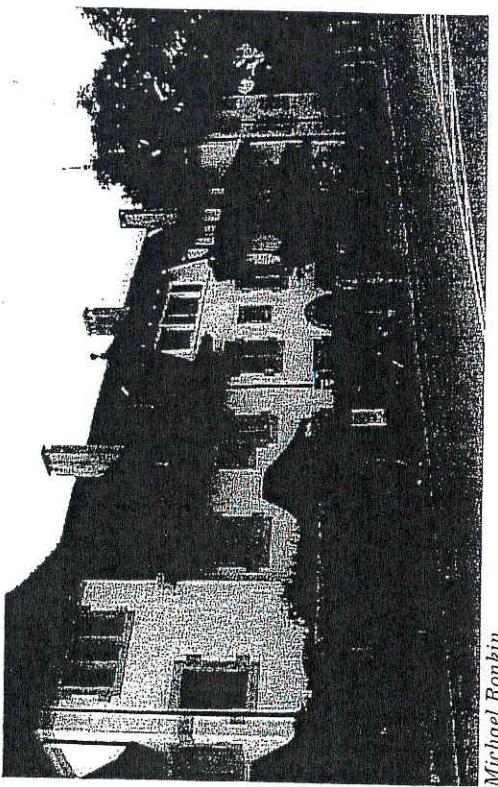
In the same project as the immediately preceding picture, this three story presence at the edge of the right-of-way has created a stronger streetwall than the previous picture. In the Redevelopment Plan, a strong streetwall is required on the Black Horse Pike. Church Street and the interior streets of the redevelopment plan that have been developed with two story structures - many that are setback from the street - would benefit from the scale and massing depicted in the first picture.

Three story townhouses allow for the inclusion of

The design of apartment buildings can incorporate some of the same concepts in townhouse design in terms of massing and scale of the buildings.



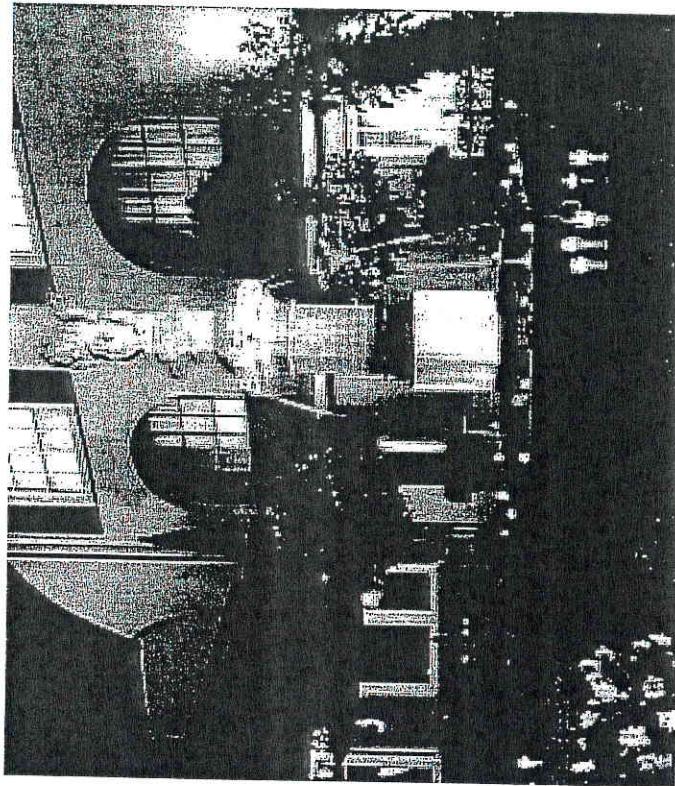
Lionsgate - Gary Sutto



*Michael Ronkin*

In the building in the picture above, the design of the three story apartment building uses sloped roofs, stepped back sections at the third floor level and pentroofs over secondary entrances on the first floor to create a human-scaled relationship of the building to the street. Though this building is set back only 12-15 feet from the sidewalk, the fencing demarcates between public and private areas and landscaping is used to soften the edges of the building. These same techniques could be used to lower the apparent height of four story apartment buildings. In this picture, color is also used to accent a building module.

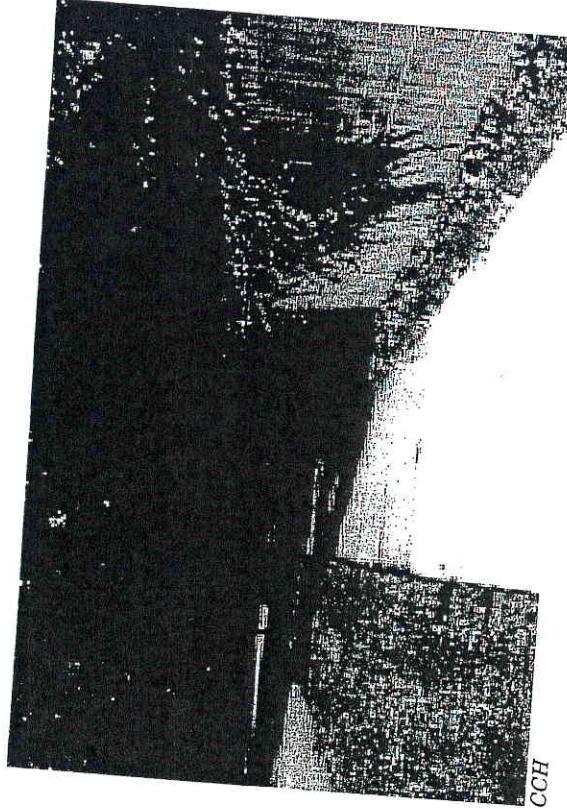
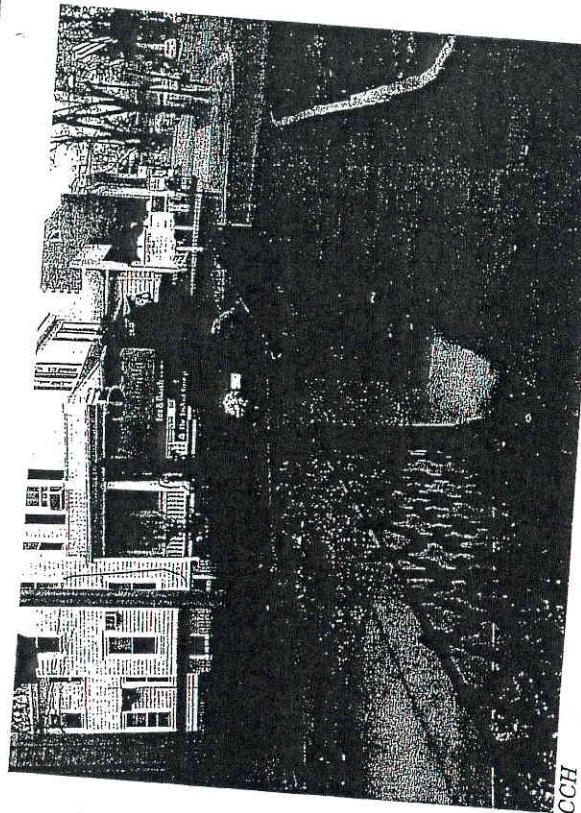
Within commercial development, landscape elements can add to the quality of the development. In the picture below, a courtyard with a cast stone fountain is used as the focal point of its design. Courtyards should be used for outdoor dining and



may be used for coffee bars or caf  s. The courtyard creates a more enclosed space than delineating an outdoor space through fencing or low planters.

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Masonry walls should be used to screen parking areas from public view and should be supplemented by landscaping.



### **Site Illustration**

Decorative fencing should be used for any areas that are visible from the public right-of-way to separate public from private areas where the sense of enclosed space is not desired.

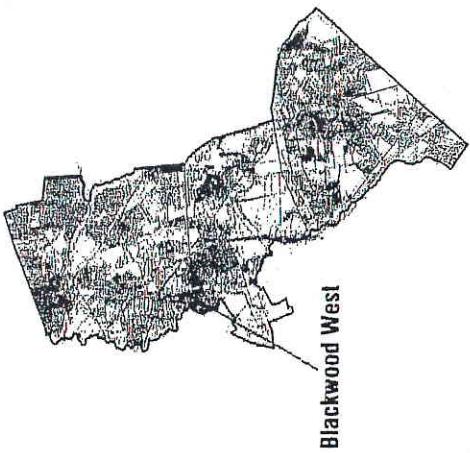
Whether using fencing or walls, maintaining a clear sight distance at driveway entrances and exits is essential for public safety purposes.

An illustrative site plan is presented on the following page that depicts the redevelopment of the west side of the Black Horse Pike between Prospect Avenue and Cleveland Avenue into a new commercial center. The site plan concept depicts the general location of the proposed loop street, buildings, parking and street trees superimposed on an aerial photograph. While illustrative, the redevelopment of this area requires the functional equivalent of this plan.

# Illustrative Site Plan New Retail Development

Blackwood West  
Gloucester Township  
Camden County, NJ

June 28, 2004



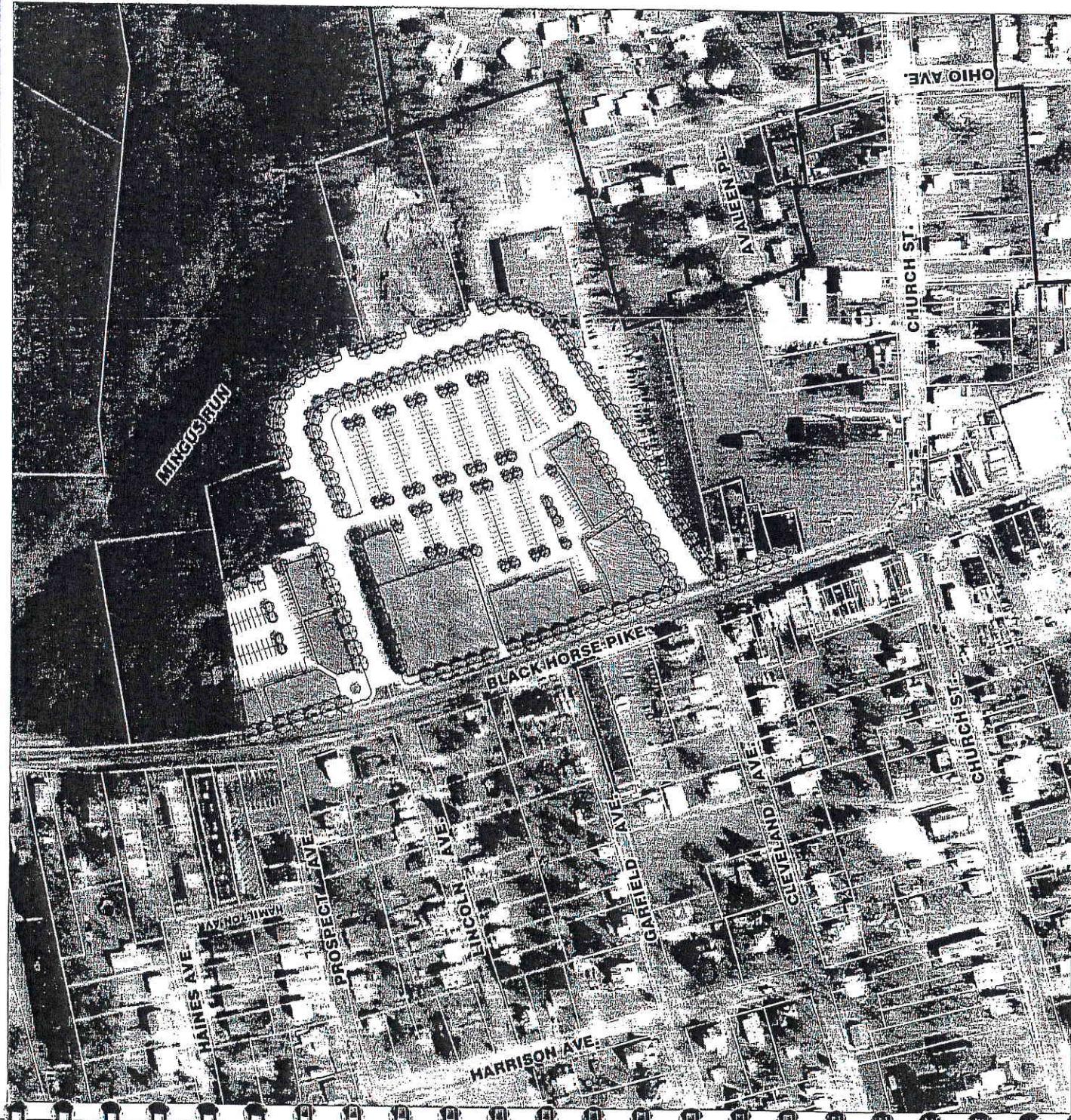
Source: Year 2000 Orthophotography for the NJPRC Region

- Legend**
- Redevelopment Plan Area



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## **Relationship of Redevelopment Plan Objectives to Other Goals and Policies**

### **Gloucester Township Master Plan**

The Gloucester Township Master Plan was adopted by the Planning Board in 1999 and included goals and objectives applicable to the entire municipality. Further, the Master Plan included a specific study on Blackwood West that reviewed the effects of the implementation of the 1983 study on the revitalization of the commercial area.

The Master Plan included eight overall goals and then more specific goals and objectives related to different elements or themes. Two overall goals are relevant to the objectives of the Redevelopment Plan. The first of these seeks to, "Preserve and enhance the character of the built environment through the encouragement of good design." This document seeks to set a framework of design standards that will establish a higher level of architecture for new and rehabilitated buildings in Blackwood West that will complement existing structures. The second overall goal is to, "Promote the preservation of historically significant structures and districts that represent the diversity of architectural styles in the Township." The Redevelop-

ment Plan largely includes the Blackwood West

Historic District and the intent is that the large majority of contributing buildings, such as "Commercial Row," historic churches and the cemetery, be retained in the district. The concept of the commercial part of the district is to build on its unique attributes to create a regional identity as well as to serve the needs of the local community. Towards that end, key historic buildings in the downtown will be retained and/or rehabilitated so the district as a whole is identified as an historic center. However, in the process of implementing the Redevelopment Plan, some historic buildings may be acquired and demolished to create an assemblage of lots for new commercial and residential development.

Under the Land Use goals and objectives, the Redevelopment Plan's objectives are consistent but have a stronger regional commercial presence compared to the greater emphasis on community shopping in the Master Plan. The difference is in the degree of emphasis rather than kind. The intent of the Redevelopment Plan is to promote one or more types of merchandise that become identified with Blackwood West in the South Jersey market in the same fashion that Mullica Hill in Harrison Township has become identified with antiques. With regard to office uses, the Master Plan proposes that

offices be promoted in office parks rather than individual scattered sites to take advantage of better site planning. In Blackwood West, small offices on individual sites are typical and necessary due to the small size of most lots and continue to be desirable from the standpoint of the Redevelopment Plan.

The remaining goals and objectives of the Master Plan either specifically support or are not relevant to the objectives of the Redevelopment Plan. In particular, the objectives of the Redevelopment Plan will assist in meeting these objectives under Visual Character and Historic Preservation in the Master Plan:

- Promote the development and redevelopment of commercial areas that are attractive to public view through the use of building and site design standards reflective of the established character of development in Gloucester Township.
- Establish design standards to encourage new development in Gloucester Township to be compatible with the style and scale of existing buildings.
- Refine the standards for development to retain the integrity of the Blackwood West District and individual landmarks.

The Land Use Plan for the Township indicates a number of different land uses for the Blackwood West Redevelopment Area. The prominent land use category is the Blackwood West Historic District, encompassing more than half the redevelopment area, that was established in recognition of the boundaries of the historic district and of the zoning regulations in place at that time. The land use policy of this district is well suited to the Redevelopment Plan since it promotes mixed use buildings, adaptive reuse of obsolete historic structures, and standards that maintain the visual character of the downtown. With little adaptation, the land use policies and development regulations of the Blackwood West Historic District land use classification and zone can be used as part of the Redevelopment Plan (*see Land Use and Development Regulations sections*).

In addition, the Land Use Plan included residential uses in the R-2, R-3 and R-4 land use categories. The numbers of these districts refer to the approximate number of dwelling units per acre for single family detached housing. These land use policies are largely the same within the Redevelopment Plan. For example, the designated Area in Need of Rehabilitation is coterminous with the R-3 land use classification (excepting a handful of lots along its perimeter with the Blackwood West His-

toric District) and no change in zoning regulation is anticipated for this part of the Redevelopment Plan. The major policy difference between these residential classes and the Redevelopment Plan occurs west of Washington and Railroad Avenues where the Redevelopment Plan proposes both residential and limited commercial uses for restaurants and water dependent activities that take advantage of the proximity of Blackwood Lake. The single family detached uses prevalent on West Church Street are intended to be continued, but with this additional commercial development allowed.

The Redevelopment Plan policies also differ to a small degree with the Master Plan policy in the north portion of the redevelopment area. Instead of Rt. 168 and the R-3 land use classifications, these districts are proposed to be more mixed, with housing in separate buildings targeted towards senior citizen uses and frontage portions devoted to single businesses. On the east side of Rt. 168, the R-2 uses are proposed to be replaced with retail sales and services and professional offices. The vacant land between Rt. 168 and Erial-Blenheim Road are designated for senior citizen residential uses. These are proposed to be broadened to include other types of multi-family housing and age-

targeted senior housing as opposed to age-restricted housing.

In one other location the land use policy of the Master Plan identifies a portion Public and Quasi-Public uses that incorporates the cemetery and religious uses that are a landmark of the Black Horse Pike and Church Street intersection, as well as a few businesses on the east side of the Pike. This area is proposed to be part of the Blackwood West regulatory district, which does allow such religious institutions presently, and would be consistent with the business uses that exist.

#### **Land Use Policy of Other Jurisdictions**

The Redevelopment Plan will have no material effect on the land use policies of other municipalities. Blackwood Lake and Big Timber Creek form the boundary between Washington Township, Gloucester County and the Blackwood West area. This area of Washington Township is identified for single family detached housing, which is similar to the housing found within Blackwood West. Topographically, the area on the opposite of the water course is steep and consequently is sparsely settled. The Redevelopment Plan does not contemplate any changes in population or number of employees significant enough to create regional problems for

Washington Township or other surrounding municipalities.

Camden County's last policy statement on land use is contained within their Camden County Cross-Acceptance II Report dating from 1998. In the document the County determined that to the degree that it undertook a land use policy analysis, that it was consistent with the State Development and Redevelopment Plan.

The State Development and Redevelopment Plan was adopted by the State Planning Commission on March 1, 2001. The State Plan policy map assigned Planning Areas 1 and 2 to Gloucester Township. Blackwood West is specifically located within Planning Area 1 which includes the following policy objectives:

*Economic Development:* Promote economic development by encouraging strategic land assembly, site preparation and infill development, public/private partnerships and infrastructure improvements that support an identified role for the community within the regional marketplace... Encourage private sector investment through supportive government regulations, policies and programs, including tax policies and expedited review

of proposals that support appropriate redevelopment.

*Redevelopment:* Encourage redevelopment at intensities sufficient to support transit, a broad range of uses and efficient use of infrastructure. Promote design that enhances public safety, encourages pedestrian safety and reduces dependency on the automobile.

*Historic Preservation:* Encourage preservation and adaptive reuse of historic or significant buildings, historic and cultural sites, neighborhoods and districts in ways that will not compromise either the historic resources or the area's ability to redevelop.<sup>1</sup>

The State Planning Commission recommends that the response to these policy objectives lies with:

Capitaliz[ing] on the opportunities for redevelopment in Centers afforded by redevelopment laws and brownfield redevelopment programs. Provide zoning for a diversity of uses and residential densities consistent with the urban fabric to pro-

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<sup>1</sup> - NJ State Development and Redevelopment Plan, pp. 191-192.

mote development and redevelopment. Establish and maintain a publicly accessible inventory of sites recommended for redevelopment.<sup>2</sup>

The Redevelopment Plan is entirely consistent with the objectives and responses recommended by the State Plan. In particular, it meets the need for re-development within a historic area by focusing on vacant and dilapidated or obsolete properties and earmarking key historic buildings for adaptive reuse, if needed.

### **Financial Objectives**

The main financial goal of the Redevelopment Plan is to achieve a self-financing implementation process over its anticipated 20 year time period. After implementation, the Township anticipates higher tax revenue through assessments on new construction.

It is not the intention of the Township Council to offer tax abatements under either the Five-Year Exemption and Abatement Law (*N.J.S.A. 40A:21-1 et seq.*) or the Long Term Tax Exemption Law (*N.J.S.A. 40A:20-1 et seq.*). Notwithstanding this

<sup>2</sup> - NJ State Development and Redevelopment Plan, p. 194.

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policy, the Township Council may contemplate a specific request under the statutes from a redeveloper for certain key parcel(s) if the municipality's analysis indicates that either of these approaches merits consideration.

In the same manner as tax abatement, the Township Council may consider tax increment financing pursuant to the Revenue Allocation District Financing Act (*N.J.S.A. 52:27D-459, et seq.*) as a means to install critical infrastructure or acquire land.

Finally, as a furtherance of the Redevelopment Plan, the Township Council may contemplate the establishment of a special improvement district for the commercial corridor along Rt. 168 pursuant to *N.J.S.A. 40:56-65, et seq.*

### **Property to Be Acquired**

The intent of the Redevelopment Plan is to avoid public acquisition of any parcels necessary for its implementation. The expectation is that land would be acquired privately by a redeveloper through negotiated settlement with the landowners. Nonetheless, a narrow potential exists that the municipality may need to acquire a specific

parcel of land to realize the Redevelopment Plan. Owners of land in the designated redevelopment area are therefore notified that their property may be condemned for redevelopment purposes in accordance with this plan as it may be amended or superseded, except as indicated below.

Pursuant to the designation of an entity or entities as a redeveloper, the Township of Gloucester, through its redevelopment authority, may by mutual agreement with the redeveloper acquire through condemnation any lot within the Area in Need of Redevelopment<sup>3</sup>. In this event, the redeveloper shall pay all of the municipality's costs associated with condemnation, including land, buildings, improvements, professional fees, and relocation expenses as necessary.

#### **Land Exempted from Possible Acquisition**

Following is a list of properties which shall be excluded from possible acquisition by condemnation:

<u>Block</u>	<u>Lot(s)</u>	<u>Owner</u>
10601	2	Gloucester Twp. MUA
10601	3	PSE&G

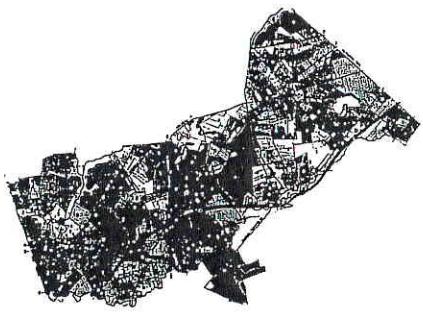
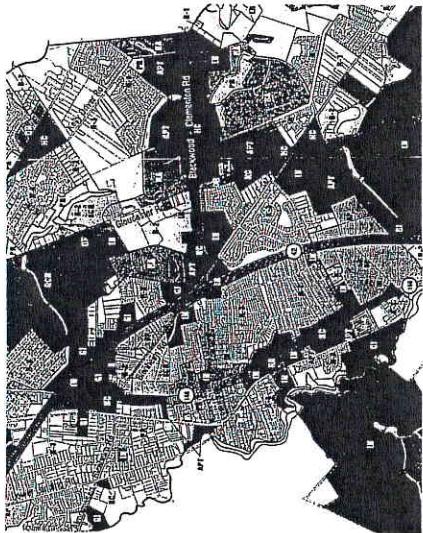
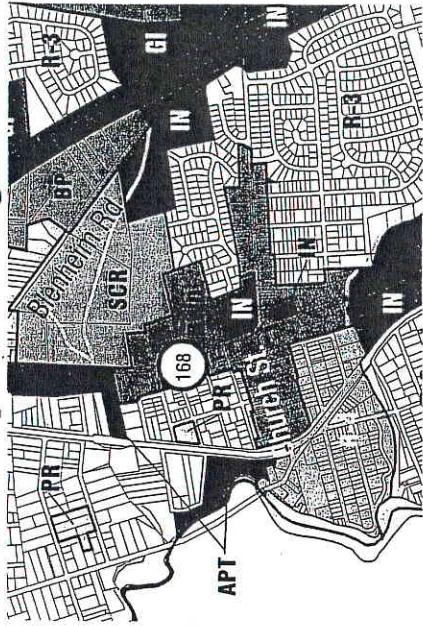
<sup>3</sup> - By statute, no land may be acquired in the Area in Need of Rehabilitation.

<u>Block</u>	<u>Lot(s)</u>	<u>Owner</u>
10607	5,7	St. Agnes School
10607	6	Living Word Bible Fellowship
11501	4	Gloucester Twp. MUA
11502	1	New Jersey Baptist Church
11508	1	Blackwood Fire Company
11604	16	Gloucester Twp. BOE
10701	4	First Presbyterian Church of Blackwood
10701	16	Blackwood United Methodist Church
10704	29	Gloucester Twp. BOE

If the intent is realized that no property acquisition is undertaken by a governmental entity or utilizing governmental funds, there would be no displacement of either residents or businesses requiring a Workable Relocation Assistance Program (*N.J.A.C. 5:11-1 et seq.*).

If the municipality's condemnation powers need to be exercised which will require persons or businesses to be relocated, then Gloucester Township will comply with the applicable provisions of the Relocation Assistance law of 1967, *N.J.S.A. 52:31B-1 et seq.* and the Relocation Assistance Act,

## Development Regulations



N.J.S.A. 20:4-1 et seq., and a Workable Relocation Assistance Program will be prepared and approved by the Relocation Assistance Office in the Division of Housing and Community Resources, Department of Community Affairs.

In the event that relocation of residents or businesses is required, the Redevelopment Plan shall be amended to include the following provisions:

- A current estimate of the number of households and businesses legitimately occupying the buildings identified for acquisition and site clearance;
- The process that the municipality will use to provide assistance to affected residents and business owners; and
- The availability of comparable housing or business space in the general area.

The Workable Relocation Assistance Program will be developed to include the measures, facilities or services that are necessary to:

1. Determine the needs of the persons to be displaced;
2. Assist in minimizing hardships to those displaced;
3. Provide an analysis of federal, state and local

programs affecting the availability of housing;

4. Assure the availability of decent, safe and sanitary replacement housing;
5. Secure the coordination of relocation activities with other displacing agencies;
6. Determine the source, amount and availability of funds necessary to complete relocation;
7. Assist those displaced in obtaining replacement housing and business locations;
8. Provide any other information deemed necessary by the Department of Community Affairs to insure the provisions of the Relocation Assistance Act are carried out.

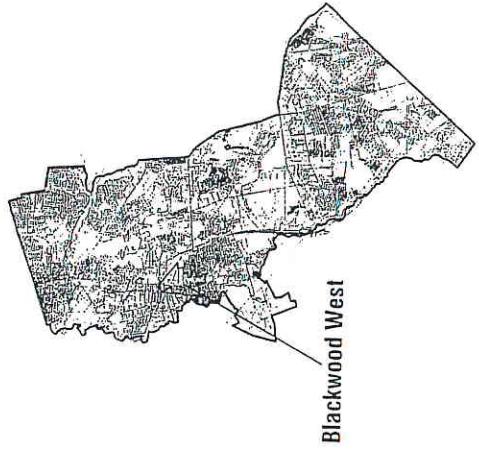
No relocation activities shall take place until a Workable Relocation Assistance Program is prepared and approved by the Department of Community Affairs.

*It is anticipated that the cost of relocation will be borne by the displacing agency, although the displacing agency may apply for and receive grants to cover this cost or a portion, or arrange for relocation costs to be borne by the redeveloper or another party.*

# Redevelopment Area Districts

Blackwood West  
Gloucester Township  
Camden County, NJ

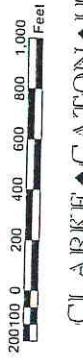
June 28, 2004



Source: Year 2000 Orthophotography for the DVRPC Region

## Districts

- Blackwood West Redevelopment Zone
- Gateway Redevelopment Zone
- Lakeside Redevelopment Zone
- Mingus Run Redevelopment Zone



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## **Relationship of Redevelopment Plan Regulations and the Gloucester Township Land Development Ordinance**

The Redevelopment Plan regulations supersede the Gloucester Township Land Development Ordinance (LDO) with regard to uses and the area, yard, height and building coverage standards. Where specific standards in the Land Development Ordinance are to apply in the Redevelopment Plan, these are identified in the following regulations. Where the design and performance standards in the Redevelopment Plan and LDO conflict, the standards contained herein shall apply to the subject property.

## **Gateway Redevelopment Zone**

- A. SPECIFIC INTENT. The Gateway Redevelopment Zone (GRD) district is intended for community retail sales and services, in contrast to regional shopping needs, certain types of residential uses and small scale institutional or religious uses.
- B. PERMITTED USES. In the Gateway Redevelopment Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
1. Appliance, electronics sales and service shops, video and multi-media sales and rentals, recorded music and computer software sales.
  2. Bakery, ice cream, liquor, and dry goods stores; card, gift and flower shops, excluding drive-thru facilities.

- C. ACCESSORY USES AND STRUCTURES PERMITTED. Any of the following uses and structures may be permitted when used in conjunction with a principal use on the same lot:
1. Minor home occupation, subject to the standards of §422.G. of the LDO, for paragraph -D.1 uses, only.
  2. Outdoor recreational facilities, including tennis or other court sports, for residential uses.
  3. Off-street parking and private garages, including parking sheds and detached private garages, provided that the structures meet the setbacks for principal buildings and are approved by the approving authority.
  4. Fences, walls, gazebos, mail kiosks and other street furniture.
  5. Signs in accordance with §513 and the specific limitations of §513.Y of the LDO.
  6. Accessory uses and structures for houses of worship;

- a. Rectory or parish house.
- b. Parochial school; school for religious instruction.
- c. Cemetery for interment of house of worship members.

7. Accessory uses customarily incidental to a principal use.

D. **CONDITIONAL USES PERMITTED.** The following uses may be permitted when authorized as a conditional use by the Planning Board in accordance with the general standards of §706 of the LDO:

1. Age-restricted housing in accordance with the following criteria:
  - a. Any such development shall be part of a mixed-use development that incorporates commercial uses along the frontage of Rt. 168 as permitted in paragraph B hereinabove.
  - b. The minimum tract size for the combined non-residential and residential uses shall be one-and-a-half (1.5) acres.
  - c. The maximum density shall be five (5) units per acre of the land area devoted to residential use.
  - d. Permitted uses shall be detached, semi-detached or townhouse dwellings.
  - e. The development shall conform to the requirements of §409 of the LDO except as modified herein.
2. Drive-thru facility in accordance with the following criteria:
  - a. Such facility shall only be permitted with banks or other financial institutions and pharmacies.
  - b. On-site circulation shall be in one direction.

building coverage requirements shall apply to the G-RD district:

Use	House of Worship, Municipal Use	Other Use
Minimum lot size	20,000 sf.	10,000 sf.
Minimum lot frontage	100 ft.	65 ft.
Minimum lot depth	150 ft.	150 ft.
Maximum building coverage	30%	35%
Maximum lot coverage	75%	75%
Maximum floor area ratio	.25	.30
<b>Principal Building Yard Depths and Height Limitations</b>		
Minimum front yard	0 ft.	0 ft.
Maximum front yard	10 ft.	10 ft.
Minimum side yard	15 ft.	0 ft. for common wall erected at same time; 10 ft. otherwise
Minimum rear yard	25 ft.	25 ft.
Maximum building height	40 ft. to roof ridge line, 80 ft. to roof projection	35 ft.
<b>Accessory Building Yard Depths and Height Limitations</b>		
Front yard	Not Permitted	Not Permitted
Minimum side yard	15 ft.	10 ft.

Use	House of Worship, Municipal Use	Other Use
Minimum rear yard	15 ft.	15 ft.
Maximum accessory building height	18 ft.	15 ft.
<b>Parking Area Setback</b>		
In front of the building line	Not Permitted	Not Permitted
From primary residential use on adjacent property	15 ft.	10 ft.
From commercial use or mixed use building	10 ft.	10 ft.
With cross-access easements for shared parking	0 ft.	0 ft.

- B. PERMITTED USES. In the Mingus Run Redevelopment Zone, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
  - 1. Semi-detached dwelling.
  - 2. Townhouse.
  - 3. Multi-family dwellings in an apartment building.
  - 4. Assisted living residence/long term care facility.
  - 5. Congregate care apartment.
  - 6. Non-residential uses and mixed-use buildings as permitted in the BW-RD district, provided they are located within six hundred (600) feet of Rt. 168.
  
- C. ACCESSORY USES AND STRUCTURES PERMITTED. Any of the following uses and structures may be permitted when used in conjunction with a principal use and conforming to the applicable subsection in §422 of the LDO:
  - 1. Minor home occupation, subject to the standards of §422.G. of the LDO, for B.I-2 uses, only.
  - 2. Community swimming pool for the common use of residents.
  - 3. Outdoor recreational facilities, including tennis or other court sports.
  - 4. Off-street parking and private garages, including parking sheds and detached private garages provided that the structures meet the setbacks for principal buildings and are approved by the approving authority.
  - 5. Fences, walls, gazebos, mail kiosks and other street furniture.
  - 6. Guardhouses.
  - 7. Signs in accordance with §513 and the specific limitations of §513.Y of the LDO.

### **Mingus Run Redevelopment Zone**

- A. SPECIFIC INTENT. The Mingus Run Redevelopment Zone (M-RD) district is intended for age-targeted, age-restricted, and commercial development conforming to the planned unit residential development requirements of the municipal land use law (N.J.A.C. 40:55D-39b). The type of residential development may take a number of attached and detached forms and the district provides for the integration of retail sales and services.

8. Common satellite dish and television antenna, individual satellite dish and antenna for -B.1 and -B.2 uses, only.
  9. Maintenance building.
  10. Facility management office.
  11. Accessory uses customarily incidental to a principal use.
- D. CONDITIONAL USE PERMITTED. The following use may be permitted when authorized as a conditional use by the Planning Board in accordance with the general standards of §706 of the LDO:
1. Non-residential uses and mixed-use buildings as permitted in the BW-RD district in excess of six hundred (600) feet from Rt. 168, in accordance with the following criteria:
    - a. Such use shall be permitted only on Block 10701, Lots 1 and 8.
    - b. A fifty (50) wide landscaped buffer shall be required between any single family detached residential use existing at the time of ordinance adoption and the proposed conditional use.
- E. GENERAL DISTRICT REQUIREMENTS. The general tract requirements for development within the M-RD district are as follows:
1. The minimum tract area shall be one (1) acre for non-residential uses and two acres (2) for residential uses.
  2. The residential density of the tract in an M-RD district shall not exceed 10 units per gross acre. For the purposes of this section, each bed in a facility not designed with individual dwellings shall be considered equal to .50 dwelling unit.
  3. The maximum floor area ratio of the land devoted to non-residential or mixed use buildings shall not exceed .30.
  4. Any residential development in the M-RD district shall include the following mix of residential building types:
    - a. A minimum of ten percent (10%) of all dwelling units shall be semi-detached and townhouse dwellings.
    - b. A minimum of twenty percent (20%) of all dwellings shall be age-restricted development.
    - c. A maximum of fifteen percent (15%) of multi-family dwellings shall contain three or more bedrooms.
  5. Age-restricted development shall meet the following requirements:
    - a. A minimum of 80% of the residents of any such development shall be 55 years of age or older and the development shall have services and facilities specifically designed for that adult age group;
    - b. Occupancy by persons under 18 years of age shall be prohibited; and
    - c. Said development shall otherwise comply at all times with the definition of age-restricted development promulgated by the U.S. Secretary for Housing and Urban Development (HUD) for Housing for Older Persons as set forth such regulations presently existing or hereafter amended.
  6. Any development in the M-RD district composed of semi-detached, townhouse dwellings and/or multi-family dwellings shall include a separate clubhouse or community center for residents. The floor area of the clubhouse or community center shall be a minimum of 2,500 sf.

7. The minimum common and/or public open spaces shall be thirty percent (30%) of the total tract area.
8. Except for mixed use buildings, no residential use shall be permitted within four hundred (400) feet of Rt. 168, south of the high voltage transmission line.
9. The minimum distance of a residential or mixed use building from a high voltage transmission tower shall be one hundred twenty-five (125) feet. No habitable building shall be permitted with the right-of-way or easement of a high voltage transmission line.
10. The tract shall be served by public water and sewer.
11. A homeowner's, condominium or cooperation association shall be required for the maintenance of common areas, including common open space, unless the entire project is for rental purposes or publicly owned.

F. AREA, YARD, HEIGHT AND BUILDING COVERAGE. The following bulk standards shall apply to the buildings in the M-RD district as noted:

Building Type	Semi-detached Dwellings	Townhouse Dwellings – Individual Lots
Minimum lot size	6,250 sf.	1,200 sf.
Minimum lot frontage	50 ft.	20 ft.
Minimum lot width	50 ft.	20 ft.
Minimum lot depth	100 ft.	60 ft.
Maximum building coverage	30%	80%
Maximum lot coverage	60%	80%

Building Type	Semi-detached Dwellings	Townhouse Dwellings – Individual Lots
Minimum tract perimeter setback	35 ft.	35 ft.
Minimum arterial or collector road setback	75 ft.	75 ft.
Maximum number of dwellings attached together	2 units	18 units
Principal Building Yard Depths and Height Limitations		
Minimum front yard	30 ft.	10 ft.
Minimum side yard	0 ft. one side, 15 ft. other side	20 ft., end wall only
Minimum rear yard	30 ft.	25 ft.
Maximum height	35 ft.	3 stories and 45 ft. for dwellings with integrated garages, 2 $\frac{1}{2}$ stories and 35 ft. otherwise
Accessory Building Yard Depths and Height Limitations <sup>(1)</sup>		
Front and reverse frontage yard	Not Permitted, excepting sheds for reverse frontage lots	Not Permitted
Minimum side yard	15 ft.	10 ft.
Minimum rear yard	15 ft.	15 ft.
Max. accessory building height	15 ft.	1½ stories and 28 ft.

Building Type	Semi-detached Dwellings	Townhouse Dwellings – Individual Lots
Parking Lot Setback		
From arterial or collector street	Not Applicable	35 ft.
From residential access street <sup>(2)</sup>	Not Applicable	15 ft.

(1) – See §422 of the LDO for shed setbacks.  
 (2) – Whether a public or private street.

Condominium or Cooperative Townhouse	
Minimum distance from the front of any building to any other building.	75 ft.
Minimum distance from the side of any building to any other building.	40 ft.
Minimum distance from the rear of any building to any other building.	60 ft
Maximum number of dwellings attached together	18 units
Minimum tract perimeter setback	35 ft.
Minimum arterial or collector road setback	75 ft.
Maximum principal building height	3 stories and 45 feet
Maximum accessory building height <sup>(1)</sup>	1½ stories and 28 ft.

Building Type	Semi-detached Dwellings	Townhouse Dwellings – Individual Lots	Condominium or Cooperative Townhouse
Parking Lot Setback			Parking Lot Setback
From arterial or collector street			35 ft.
From residential access street <sup>(2)</sup>			15 ft.
From building face <sup>(3)</sup>			12 ft.

(1) – See §422 of the LDO for shed setbacks.

(2) – Whether a public or private street.  
 (3) – Excluding driveways leading to garages.

Building Type	Apartment Building
Minimum lot size	2 acres
Minimum lot frontage	150 ft.
Minimum lot depth	300 ft.
Maximum building coverage	20%
Maximum lot coverage	75%
Minimum distance from the front of any building to any other building, face-to-face.	80 ft.
Minimum distance from the front corner of any building to any other front corner.	20 ft.
Minimum distance from the side of any building to any other building.	20 ft.
Minimum distance from the rear of any building to any other building.	60 ft.

Apartment Building	
Minimum distance from tract perimeter	75 ft. for 3 story building, 200 ft. for 4 story building
Maximum principal building height	4 stories and 54 feet
Maximum accessory building height	1½ stories and 28 ft.
Build to line <sup>(1)</sup>	15 feet to right-of-way or 20 feet to curb line
Maximum number of dwelling units per apartment building	20 units <sup>(2)</sup>
Parking Lot Setback	
From arterial or collector street	35 ft.
From residential access street <sup>(1)</sup>	15 feet to right-of-way or 20 feet to curb line

(1) – Whether a public or private street.

(2) – Except for age-restricted or congregate care apartments. Up to two apartment buildings may be connected to each other if there is no internal access between buildings and they are visibly offset from each other.

**F. ADDITIONAL REQUIREMENTS.** The following additional requirements shall apply to any development in the M-RD zone:

1. Dwelling requirements. Individual dwelling units shall meet or exceed minimum design requirements specified by the New Jersey Housing Mortgage Finance Agency or the New Jersey Department of Health and Senior Services, as applicable.
2. Apartment buildings shall have a strong relationship to a public or private street with parking generally located to
- A. SPECIFIC INTENT. The purpose of the Blackwood West Redevelopment Zone (BW-RD) district is to promote the planned redevelopment of downtown Blackwood West and encourage the continuation of a mix of institutional, commercial, and residential land uses.
- B. PERMITTED USES. In the BW-RD, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
  1. Single family semi-detached residential.
  2. Townhouse.
  3. Retail sales and services.
  4. Personal services.
  5. Restaurants and luncheonettes.
  6. Bed and breakfast lodging.
  7. Galleries and antique stores.
  8. General and professional offices.
  9. Commercial recreational uses, including but not limited to theaters, bowling alleys, bike and boat rental, sporting goods, skating rinks, and similar uses.
  10. Municipal, library, county and school district uses.
  11. Parks, playgrounds, and conservation.

12. Religious use, including house of worship, parish house, rectory, parochial school, convent, or similar such use.

B. ACCESSORY USES AND STRUCTURES. Any of the following uses and structures may be permitted when used in conjunction with a principal use and conforming to the applicable subsection in §422 of the LDO:

1. Off-street parking and private garages.
2. Fences and walls.
3. Signs in accordance with §513 of the LDO.
4. Minor home occupation, subject to the standards of §422.G of the LDO.
5. Storage and maintenance buildings.
6. Satellite dish and television antennae.
7. Outdoor seating, provided that the following conditions are met:
  - a. Seating must comply with the handicapped accessibility requirements of *N.J.A.C. 5:23-7*.
  - b. Services shall not be extended to patrons utilizing such seating, unless the following conditions are met:
    - (1) Such seating shall be screened from adjacent properties by fencing and/or landscaping.
    - (2) No glare from exterior lighting of the outdoor seating shall be created.
    - (3) The number of seats outdoors shall not exceed the number of seats indoors.
    - (4) No such seating shall be permitted within the right-of-way.
8. Accessory uses customarily incidental to a principal use.

C. CONDITIONAL USES PERMITTED. The following uses and structures may be permitted when authorized as a conditional use by the Planning Board in accordance with the specific conditions hereinbelow:

1. Major home occupation in accordance with the standards of §422.G of the LDO.
2. Conversion of existing buildings for apartment use in conformance with:
  - a. No apartment shall be permitted on the first or lower floor of a building.
  - b. Access to each apartment shall be by means of an entrance to the exterior of the building or by common hallway.
  - c. No apartment shall be less than the square footage minimum required as follows:
    - (1) Efficiency: Four hundred fifty (450) square feet.
    - (2) One Bedroom: Six hundred (600) square feet.
    - (3) Two Bedrooms: Seven hundred (700) square feet.
- (4) Three Bedrooms or More: Eight hundred (800) square feet plus one hundred (100) square feet additional for each bedroom in excess of three.
  3. Single family detached dwelling in conformance with the following criteria:
    - a. Single family detached dwellings shall be located only on East Church Street, east of New Jersey Avenue, or on New Jersey Avenue.
    - b. The use shall conform to the area, yard and coverage requirements of §406.F, the R-4 district, of the LDO.
4. Age-restricted residential development in accordance with the requirements of the SCR district, as modified by the following criteria:
  - a. No assisted living or long-term care facility shall be permitted.

- b. Minimum tract size shall be twenty thousand (20,000) sf.
- c. Maximum tract size shall be four (4) acres.
- 5. Taverns and bars in conformance with the following criteria:
  - a. No tavern or bar shall be located within five hundred (500) feet of a public or private school.
  - b. No tavern or bar shall be located within three hundred (300) feet of another such use.
  - c. No outdoor seating shall be located within fifteen (15) feet of a side or rear property line.
  - 6. Outdoor seating shall be screened with a combination of landscaping and fencing a minimum width of five (5) feet along any side or rear property line.

- D. AREA, YARD, HEIGHT AND BUILDING COVERAGE. Except as otherwise modified, the following bulk standards shall apply to all buildings in the BW-RD zone:

	Use	All Uses
Minimum side yard		0 ft
Minimum front façade height		20 ft.
Maximum building height		3 stories and 40 feet
Minimum Side To Side Distance Between Buildings		
Wall with windows adjacent to existing building with side windows		10 ft.
Wall with windows adjacent to existing blank wall		5 ft.
Blank wall adjacent to existing building with side windows		5 ft.
Blank wall to blank wall		0 ft.

#### Lakeside Redevelopment Zone

	Use	All Uses
Minimum lot size		2,500 sf.
Minimum lot frontage		20 ft.
Minimum lot depth		100 ft.
Maximum lot coverage		80%
Maximum building coverage		70%
Front build to line		The front wall of a building shall be located on the front property line.
Minimum rear yard		15 ft.

A. SPECIFIC INTENT. The Lakeside Redevelopment (L-RD)

District is intended for single family detached uses at a density of four units per acre and limited retail services oriented to Blackwood Lake.

- B. PERMITTED USES. In the L-RD District, no lot shall be used and no structure shall be erected, altered or occupied for any purpose except the following:
1. Single family detached uses.

2. Bed and breakfast lodging.
3. Kayak and canoe or other non-powered watercraft rental.
4. Public parks and recreation; conservation.
5. Municipal use.

- C. ACCESSORY USES AND STRUCTURES PERMITTED. Any uses and structures as may be permitted in the R-4 district of the LDO when used in conjunction with a principal use and the following additional uses.
1. Seasonal refreshment stand in conjunction with watercraft rental.
  2. Dock and landing.
  3. Signs in accordance with the Blackwood West District requirements of the LDO.
- D. CONDITIONAL USES PERMITTED. The following uses may be permitted when authorized as a conditional use in accordance with the general standards of §706 of the LDO and the following specific criteria:
1. Major home occupation for residential uses, subject to the standards of §422.G of the LDO.
  2. Restaurants, not including drive-in or fast food restaurants as defined in the LDO, conforming to the following criteria:
    - a. Restaurants shall be located in converted residential buildings of which a minimum of 50% of the restaurant floor area shall consist of the original residential use.
    - b. The restaurant shall not exceed 3,000 sf. in gross floor area unless located with frontage on Blackwood Lake.
  3. Outdoor café, conforming to the following criteria:

- a. The café shall be located adjacent to Blackwood Lake.
- b. Capacity shall not exceed 75 persons.
- c. The café building shall not exceed 1,500 sf. in gross floor area.
- d. No outdoor loudspeaker shall be permitted.

- E. AREA, YARD, HEIGHT AND BUILDING COVERAGE. Except as otherwise modified, the following bulk standards shall apply to all buildings in the L-RD District:

	All Uses
Minimum lot size	10,000 sf.
Minimum lot frontage	75 ft.
Minimum lot depth	100 ft.
Maximum building coverage	25%
Maximum lot coverage	75%
Principal Building Yard Depths and Height Limitations	
Minimum front yard	20 ft.
Minimum side yard	10 ft.
Minimum rear yard	25 ft.
Maximum building height	35 ft.
Accessory Building Yard Depths and Height Limitations <sup>(1)</sup>	
Front Yard	Not Permitted
Side Yard	5 ft.
Rear Yard	5 ft.
Maximum garage height	15 ft.
Seasonal Refreshment Stand	15 ft.
Maximum other building height	12 ft.

<sup>(1)</sup> – See §422 of the LDO for shed setbacks.

F. ADDITIONAL REQUIREMENTS. The following additional requirements apply to any non-residential development in the L-RD district:

1. A minimum five (5) foot wide buffer consisting of landscaping, or, landscaping and fencing shall be placed along the side and rear property lines, excepting property lines adjacent to Blackwood Lake. The buffer shall be visually impervious for a minimum height of five (5) feet.
2. Parking lot lighting shall be mounted at a height of no more than twelve (12) feet above grade and shielded on the sides facing the side and rear property lines.
3. Kitchen exhaust fans shall be vented above the roof surface.
4. The design of buildings shall utilize residential architectural elements and massing to maintain the scale represented by the existing residential streetscape.

- New Jersey Avenue: 12 feet
- d. North side of Church Street, between extension of Elm Street and Rt. 168: 12 feet
  - e. Other sections of Church Street: 8 feet
  - f. All other streets: 5 feet
  - g. In locations with outdoor seating: 20 feet
2. Sidewalks shall utilize a combination of materials, including, but not limited to, concrete, exposed aggregate concrete, brick, concrete paver, stone or similar durable materials as approved by the reviewing authority.
  3. Where the entire area between the building face and curb would be paved under these standards, appropriate cutouts for the planting of street trees containing adequate soil volume for growth shall be made.
  4. Bicycle paths shall be designed in accordance with the standards in the publication *NJDOT Bicycle Compatible Roadways and Bikeways*, as it may be amended or superseded.
  5. Pathways in environmentally sensitive areas shall consist of a maximum six (6) foot wide wood chip path, boardwalk or other NJDEP approvable material.
  6. Where necessary, pedestrian ways shall be extended to the property line, and in particular circumstances off-tract, where there is publicly available open space or a significant concentration of population or business establishments in order to create a comprehensive pedestrian circulation system in the Redevelopment Area.

### **Additional Requirements for Development in the Redevelopment Area**

A. PEDESTRIAN CIRCULATION. Pedestrian movements shall be given equal weight in the design of the circulation system of a redevelopment plan, utilizing the following standards:

1. Sidewalk Widths. Unless there are physical constraints as determined by the approving authority, the following minimum sidewalk widths shall be required:
  - a. Rt. 168, south of Prospect Avenue: 12 feet
  - b. Rt. 168, north of Prospect Avenue: 10 feet
  - c. South side of Church Street, between Elm Street and

- B. APARTMENT AND COMMERCIAL BUILDING DESIGN REQUIREMENTS. In addition to designing buildings to the extent feasible utilizing the design guidelines contained herein, the following design requirements should be used in

the design of apartment, commercial and mixed use buildings:

1. The front elevation of a building facing a street should be the primary contribution to the design. It shall be the primary focus of the architect's design and the relative allocation of expense and workmanship by the developer.
2. The front elevation of new buildings shall be harmonious with the block face on both sides of the street on which it abuts. The existing buildings shall provide the design context unless they are non-conforming or non-contributing to the overall design context of the block. For example, a residential building should not be used to create the design elements for a commercial or mixed-use building.
3. The first story of the building should generally constitute the base of the design for any building three stories or higher. The design of the base, as well as the quality and durability of its materials, should be emphasized.
4. In addition to the base, the design shall include a middle field section and a cap on the top. The middle of the building shall be differentiated from the base by a horizontal transition line. The transition line's specific location shall be determined primarily by the overall height of the building and that of any adjacent buildings. If adjacent buildings are lower than the proposed building, then the transition line should relate to such adjacent building.
5. Base elevations, in descending order of design preference are:
  - a. a shop front with awning;
  - b. a gallery or arcade;
  - c. a landscaped front yard
6. In the absence of a context created by existing buildings, the base transition line should range from one-fifth to one-quarter of the overall height. An additional upper transition line, articulating the cap, should be placed approximately one-eighth of the overall height from the top. Expression lines may consist of a continuous, shallow balcony; a short setback; or a slightly articulated trim course. The transition should be supported by a change of window rhythm or size and a change in material or color.
7. The roof of a building may be flat, pitched, or both.
8. The location and masking of rooftop machinery shall be fully integrated into the design of the roof and building. Adequate parapets shall mask any negative impact from street level, as well as horizontally from adjacent buildings.
9. The openings on the building elevation shall remain within a void-to-solid ratio of no more than 4.5 to 5.5 with each facade measured independently. The void-to-solid calculations shall not include any shop front façade.
10. The minimum requirement for fenestration on residential facades shall be 20 percent of the total area.
11. The minimum fenestration for shop fronts shall be seventy percent (70%) of the total façade area devoted to such use facing a street. A shop front shall have a kick plate between 18 and 42 inches high running continuously along the finished grade.

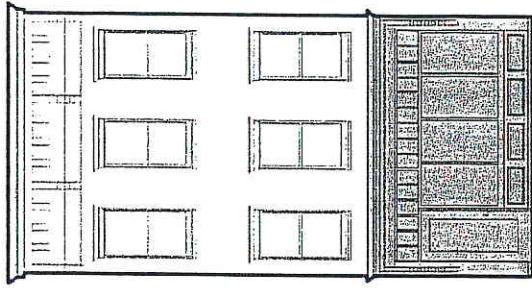
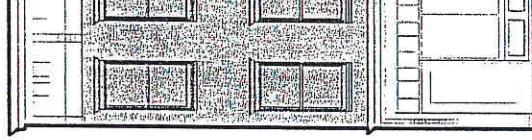
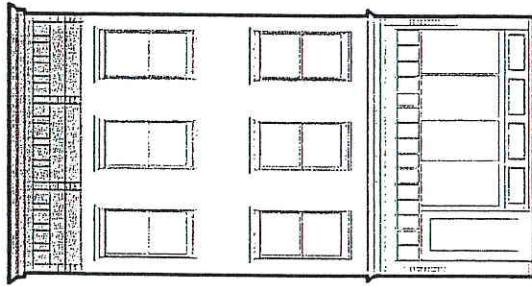
## **Architectural and Streetscape Design Standards**



## Architectural Design Standards

### Rehabilitation of Existing Commercial Structures

#### Facades



#### Cornice

The cornice decorates the top of the building and may be made of metal, masonry, or wood. Some decorative cornices project from the building while an ornamental band delineates others. The top of the wall may have a patterned brick band or may have a coping of brick, concrete, masonry or metal.

#### Upper Floor

Upper floors are characterized by smaller window openings that repeat on each floor. These windows may vary in size, type, and decoration but usually are the same for each floor. Other façade details may be present on the upper level facades such as brick banding, corbeling or decorative panels.

#### First Floor

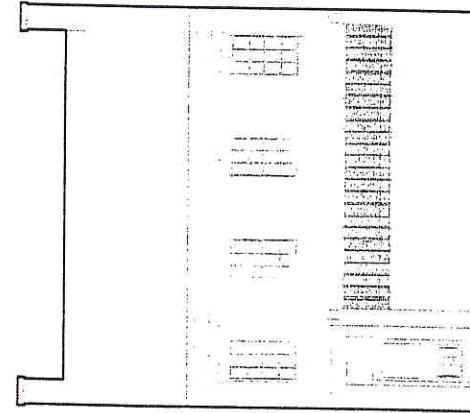
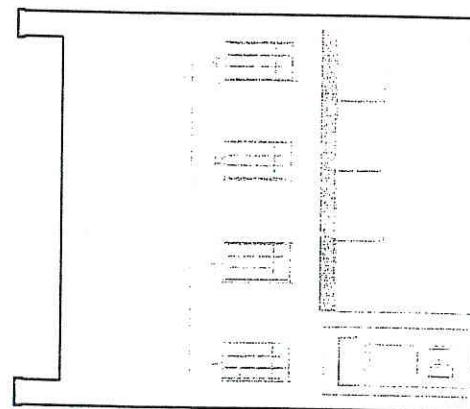
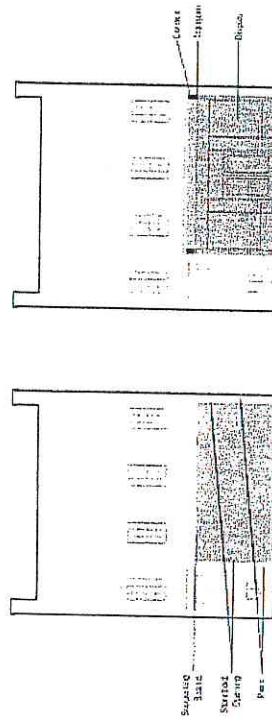
The first-floor is transparent and is framed by vertical structural piers and a horizontal supporting beam, leaving a void where the storefront elements fit. The first floor elements consist of an entrance (often recessed), display windows, a bulkhead under the display windows, transom windows over the storefront, and a cornice which covers the horizontal beam. The first floor also may contain an entrance to the upper floors. Later buildings may lack several elements of traditional storefronts such as transom windows, or decorative details.

### **Planning a Façade Improvement**

Over time commercial buildings are often altered or remodeled to reflect current fashions or to eliminate maintenance problems. Often these improvements are misguided and result in a disjointed and unappealing appearance. Other improvements that use good materials and sensitive design may be as attractive as the original building and these changes should be saved. The following guidelines will help to determine what is worth saving and what should be rebuilt.

1. Conduct pictorial research to determine the design of the original building or early changes.
2. Conduct exploratory demolition to determine what remains and its condition.
3. Remove any inappropriate materials, signs, or canopies covering the façade.
4. Retain all elements, materials, and features that are original to the building, or modifications that are sympathetic to the original architecture, and repair as necessary.
5. Restore as many original elements as possible, particularly the windows, decorative details, and cornice.
6. When designing new elements, conform to the configuration and materials of traditional storefront design. Reconstruct missing original elements (such as cornices, windows and storefronts) if documentation is available, or design new elements that respect the character, materials, and design of the building.
7. Avoid using materials that are incompatible with the building or district, including aluminum-frame windows and doors, aluminum panel(s) or display framing, enameled panels, textured wood siding, unpainted wood, artificial siding, and wood shingles. False historical appearances such as "Colonial," "Olde English," or other theme designs should not be used.
8. Avoid using inappropriate elements such as mansard roofs, metal awnings, coach lanterns, small-paned windows, plastic shutters, inoperable shutters, or shutters on windows where they never previously existed.
9. Maintain paint on wood surfaces and use appropriate paint placement to enhance the inherent design of the building.

### **Common Storefront Restoration Problems and Solutions**



*...the cornice is missing but the transom window is intact?*

Rebuild the cornice or create a sign board that becomes the cornice line.

Restore the transom or add an awning or make the transom a sign board.

*...the original transom is missing but the cornice is intact?*

*...the historic storefront was replaced with a brushed aluminum storefront?*

Rebuild the original storefront based on historic documentation or install a new storefront that respects historic character or paint the aluminum storefront and add a new wood door with stiles and rails.

**Rears of Buildings**

Keep entrances uncluttered and free from unsightly items such as trash or recycling materials not in containers.

Leave enough space in front of the rear entry for pedestrians to comfortably enter the building and meet all handicapped requirements.

Consolidate and screen mechanical and utility equipment at one location as much as possible.

Consider adding planters or a small planting area to enhance and highlight the rear entrance and create an adequate maintenance schedule for them.

*Rear Building Guidelines*

1. Retain any historic door or select a new door that maintains the character of the building and creates an inviting entrance. Note building and ADA codes when and if changing dimensions or design of entrance.
2. Maintain the original windows and window openings when possible. Windows define the character and scale of the original façade and should not be altered.
3. Repair existing windows when possible and avoid replacement. If they are replaced, ensure that the design of the new window matches the historic window and has true divided lights instead of the clip-in muntin bar type.
4. If installation of storm windows is necessary, make as unobtrusive as possible. Paint the frames to match the existing wood windows.
5. Remove any blocked-in windows and restore windows and frames if missing.
6. If security bars need to be installed over windows, choose a type appropriate for the window size, building style and required level of security. Avoid using chain link fencing for a security cover over windows.
7. If the rear window openings need to be covered on the interior for merchandise display or other business requirements, consider building an interior screen and maintain the character of the original window's appearance from the exterior.
8. Install adequate lighting for customer and store security.
9. Ensure that the design of the lighting relates to the historic character of the building.
10. Install signs and awnings that are appropriate for the scale and style of building.
11. Ensure that any fire escapes meet safety regulations and that no site elements inhibit proper egress.
12. Ensure that any rear porches are well maintained; and if used as upper floor entrance(s), are well lit and meet building code while retaining their historic character.

### **Guidelines for New Commercial Construction**

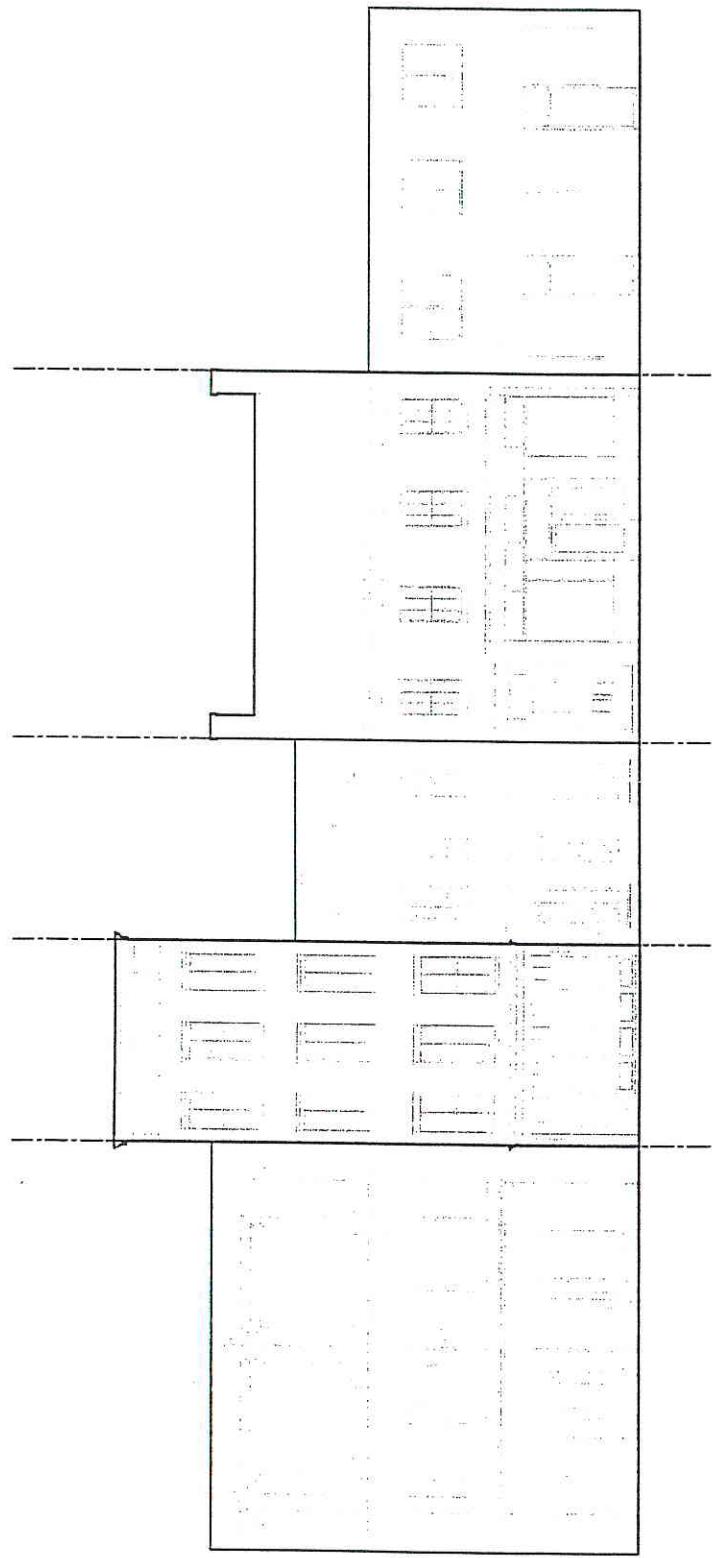
The following guidelines offer general recommendations for the design of new commercial buildings in Blackwood West. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles, although some property owners may desire a new building designed in a form that respects the existing historic styles of the downtown.

These guidelines are intended to provide a general design framework for new construction. Good designers can take these clues and have the freedom to design appropriate, new, commercial architecture.

#### *Setback and Spacing*

Setback is the distance between the building wall and the property line or right-of-way at the front of the lot. Spacing refers to the distances between buildings. A continuous street wall is preferred as illustrated below.

Set back from the curbline for new construction in Blackwood West should result in a sidewalk width that is consistent with the streetscape plan. Setbacks may match existing, adjacent historic properties where appropriate.

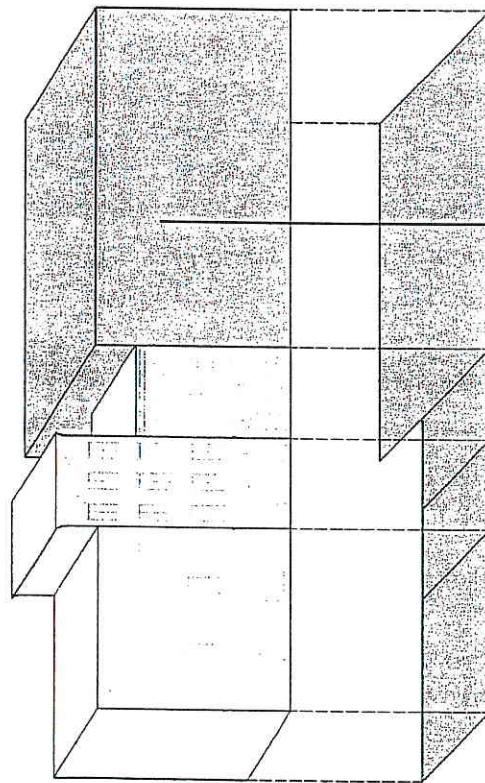


### *Massing and Building Footprint*

Mass is the overall bulk of a building and footprint is the land area it covers. In Blackwood West, most historic commercial buildings have a tall rectangular mass and are sited on lots with an average width of twenty to forty feet. The nature of the mass will be further defined by other criteria in this chapter such as height, width and directional expression. New construction in downtown should be consistent with the footprint and mass of the majority of existing buildings.

### *Height and Width*

The actual size of a new building can either contribute to or be in conflict with a downtown area. New construction proportions should respect the average height and width of the majority of existing neighboring commercial buildings in the district. Wide buildings should introduce vertical elements to create the appearance of buildings within narrower widths.



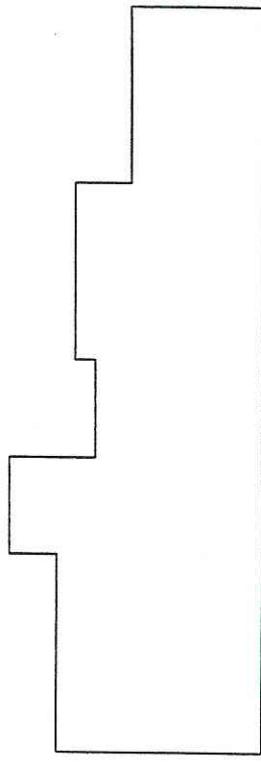
Inconsistent with Existing Buildings

## Blackwood West Redevelopment Plan

June 28, 2004

### *Complexity of Form*

A building's form, or shape, can be simple (a box) or complex (a combination of many boxes or projections and indentations). The level of complexity usually relates directly to the style or type of building.



In general, use rectangular forms for new construction that relate to the majority of surrounding commercial buildings.

### *Scale and Orientation*

Height and width also create scale, or the relationship between the size of a building and the size of a person. Scale also can be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. In Blackwood West, there is a variety of scales. Orientation refers to the direction in which the front of a building faces.



1. Provide features on new construction that reinforce pedestrian scale and character of the surrounding area, by including elements such as storefronts, vertical and horizontal divisions, upper story windows and decorative features.
2. New commercial construction should orient its façade to the street.
3. Front elevations oriented to side streets or to the interior lots should be discouraged.

### *Directional Expression*

This guideline addresses the relationship of height and width of the front elevation of a building mass. A building is horizontal, vertical, or square in its proportions.

In new construction, respect the directional expression (or overall relationship of height to width) of surrounding and nearby existing commercial buildings.



## Blackwood West Redevelopment Plan

June 28, 2004

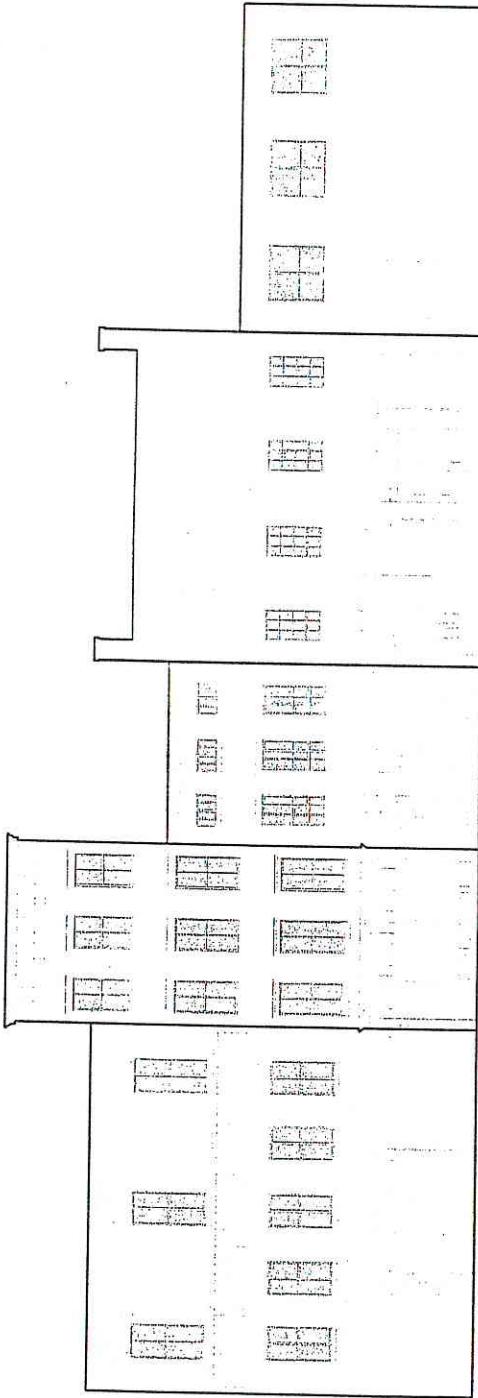
### *Openings: Windows & Storefronts*

Traditionally designed commercial buildings found in Blackwood West have distinctive rows of upper story windows and storefronts on the first level. The windows typically have vertical proportions and may have a decorative lintel or cap over them. Their light (pane) configuration varies with the style and age of the building.

1. The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to historical proportions. The majority of existing commercial buildings in Blackwood West have a higher proportion of openings to wall area. New buildings should also share that general proportion of openings to wall, particularly in regard to the storefront on the first level.
2. The size and proportion, or the ratio of width to height of window openings of new buildings' primary facades, should be similar and compatible with those on facades of traditional commercial buildings.
3. Window types should be compatible with those found in the commercial area, which are typically some form of double-hung or casement sash.

4. Traditionally designed openings generally have a recessed jamb on masonry buildings and have a surface mounted frame on frame buildings. New construction should follow these methods as opposed to designing openings that are flush with the rest of the wall.

5. Many traditional storefronts and office buildings have typical elements such as transoms, cornices, bulkheads, and sign areas. Consideration should be given to incorporating such elements in the design of new infill buildings.
6. If small paned windows are used in a new construction project, they should have true divided lights and not use clip-in fake muntin bars. Most major window manufacturers make a wide variety of windows with window panes.
7. Window glass should be clear. Glass should not be reflective or heavily tinted.
8. Window frames should be wood or should appear to be of wood construction south of Cleveland Avenue.



### *Materials and Texture*

There is a rich variety of building materials and textures found throughout Blackwood West including brick, granite, wood siding and stucco.

1. The selection of materials and textures for a new commercial building should be compatible with and complement existing traditional commercial buildings.
2. In order to strengthen the traditional image of the commercial area of Blackwood West, brick is the most appropriate material for new buildings.
3. Synthetic sidings such as vinyl, aluminum and synthetic stucco (EIF products) are not traditional cladding materials and their use should be discouraged. Composite materials, such as *Hardi-plank*, may be used in place of wood clapboard, where appropriate.

### *Architectural Details*

The details and decoration of Blackwood West's traditional commercial buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhangs, chimneys, lintels, sills, brackets, masonry patterns, shutters, entrance decoration and storefront elements. The important factor to recognize is that many of the older commercial buildings in the district have decoration and noticeable details.

It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern, unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still appears as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements. This latter approach is preferred for the Blackwood West District.

### *Roof*

1. When designing new commercial buildings, respect the character of roof types and pitches in the immediate area around the new construction.
2. For new construction in the downtown, use traditional roofing materials such as slate or metal. If using composition asphalt shingles, use a textured type that resembles a thicker form. This design relates better to the visual image of historic shingle patterns than thin asphalt types. Built-up roofs, with tar and gravel or synthetic sheeting, are appropriate for flat roofs not visible from a public right-of-way.

#### *Color*

The selection and use of colors for a new commercial building should be coordinated and compatible with adjacent buildings. Colors should be compatible with the materials used within the building construction, such as stone, brick or masonry. Color and material combinations and contrast are encouraged for decorative purposes in special locations, such as rooftops, building entrances and other articulations. An unusual amount of contrasting color is discouraged.

#### *Parking*

Parking lots should be located behind buildings fronting on Rt. 168 in accordance with zoning regulations. Access to parking lots should be from side streets or alleys instead of Rt. 168, where feasible. Where parking lots are permitted in side yards, parking shall be set behind the front building line. Parking lots shall be screened from public view through the use of a masonry wall at least 36 inches high, except where required for sight distance purposes, where the wall may be lowered to 30 inches. Benches incorporated into the wall shall be considered, especially for south facing walls. The appearance of the wall shall be developed as part of the landscape design and shall take into account the architectural elements of the building.

#### *Heating, Cooling and Ventilation*

Heat pumps, air compressors, air handlers, coolers and ice machines should be located within side passages, rear yards, roof tops or internal to the building. Air handlers, coolers and ice machines should be located internal to the building. External equipment shall be screened from public view. Roof top equipment shall be screened with from ground level view through an appropriate architectural screen designed in conjunction with the building. Exhaust ventilation shall exit above roof top level, preferably in an internal chase within the building, but in no case shall be permitted on any façade facing a public street.

#### *Planters and Planting Beds*

Use of planters at the base of buildings throughout the downtown is encouraged. Plantings provide a softening influence in the built environment and add visual interest through color, textures and scents. Planting beds are permitted at the base of buildings in the case that the street frontage is not used as an outdoor café space. In this case a planting bed with an overall width of four (4) feet is allowed. The planting bed should be surrounded by a curb, comprised of concrete, stone or masonry, which is a minimum of three (3) inches in height, except where the bed abuts a building wall. The width of the curb should be 4-5 inches. An ornamental iron railing, with a height of 16-18 inches, may be located on top of the curb. No commercial signage should be permitted on such a railing.

## Blackwood West Redevelopment Plan

June 28, 2004

### Awnings & Canopies

Awnings can contribute to the overall image of Blackwood West by providing visual continuity for an entire block, helping to highlight specific buildings, and covering any unattractively remodeled transom areas above storefronts. They also protect pedestrians from the weather, shield window displays from sunlight and conserve energy.

#### Awning and Canopy Types

Standard Sloped Fabric Awnings: Whether fixed or retractable, sloped awnings are the traditional awning type and are appropriate for both residential and commercial buildings.

Boxed or Curved Fabric Awnings: A more current design treatment, this type of awning may be used on new commercial buildings, provided they are unilluminated.

Canopies and Marquees: Appropriate on some commercial buildings, canopies and marquees must fit the storefront design and not obscure important elements such as transoms or decorative glass.

Aluminum Awnings Canopies or Marquees: These awnings are inappropriate for any buildings within Blackwood West.

### *Awning Design and Placement*

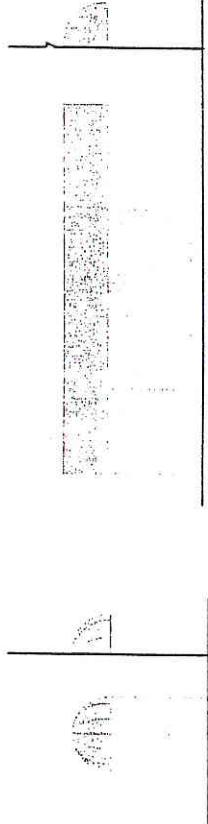
1. Place awnings carefully within the storefront, porch, door, or window openings so they do not obscure elements and do not damage materials.
2. Choose designs that do not interfere with existing signs or distinctive architectural features of the building or with street trees or other elements along the street.
3. Choose an awning shape that fits the opening in which it is installed.
4. Make sure the bottom of the awning valance is at least 7 feet high.

### *Awning Fabric and Color*

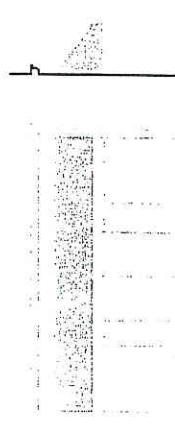
1. Coordinate colors with the overall building color scheme. Solid colors, wide stripes, and narrow stripes may be appropriate, but not overly bright or complex patterns.
2. Avoid using shiny plastic-like fabrics.

### *Signs on Awnings*

1. As appropriate, use the front panel or valance of an awning for a sign. Letters can be sewn, screened, applied or painted on the awning fabric; avoid hand-painted or individually made fabric letters that are not professionally applied.



Curved Fabric Awnings



Standard Sloped Awning

### **Streetscape Standards**

#### *Trees, Plantings, and Open Space*

1. Maintain the canopy effect of mature deciduous shade trees throughout the streets of Blackwood West.
2. Maintain existing plantings in all public areas, especially indigenous species. Improve maintenance and expand use of seasonal color in plantings in parking lots.
3. Replace damaged or missing street trees with appropriate species. Use indigenous and hardy species that require minimal maintenance, but contribute to the visual and spatial quality of the streetscape.
4. Expand the use of portable planters. Locate them so that they do not block sidewalks and remove them in winter months when they are empty.

#### *Pedestrian Walks and Curb*

1. Utilize a decorative design plan for the sidewalks.
2. Avoid excessive curb cuts for vehicular access across pedestrian ways. Where curb cuts are necessary, mark them with a change in materials, color, texture, or grade.
3. Avoid blocking the sidewalk with too many street furnishings and remove obsolete signs and poles.
4. Utilized distinctive crosswalks at key intersections or crossings, where permitted by the approving jurisdiction.
5. Install barrier-free ramps where necessary throughout the commercial area
6. Seek opportunities to link important pedestrian areas of activity beyond what is depicted in the redevelopment plan.

#### *Signals and Utilities*

1. Place utilities underground if at all possible or locate behind buildings. Screen surface equipment.
2. Place necessary utilities such as transformers and overhead wires so that they are as visually unobtrusive as possible.
3. Encourage the location of dumpsters and trash storage areas to be as unobtrusive as possible.

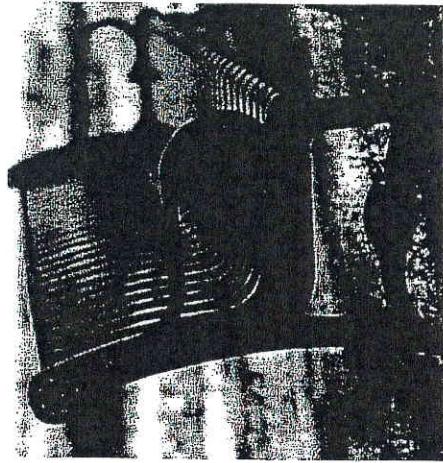
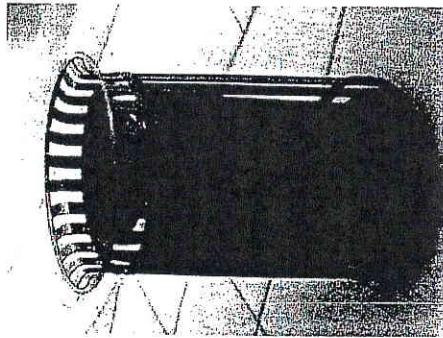
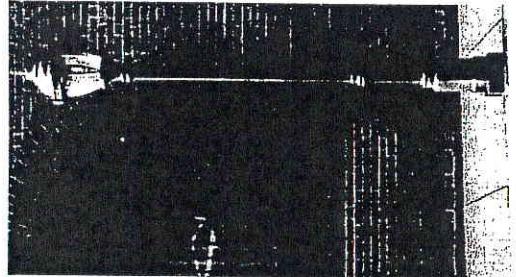
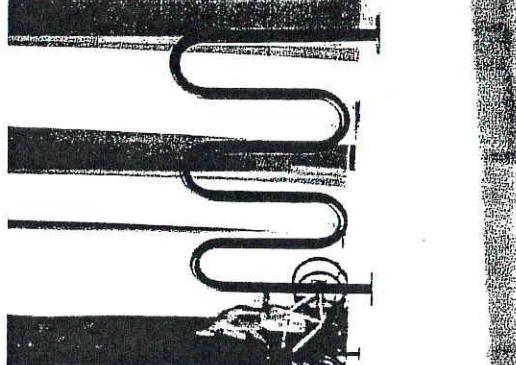
### *Street Furniture and Lighting*

1. Use pedestrian-scaled, traditionally styled light fixtures that are consistent with the public light fixtures specified for the downtown.
2. Provide increased illumination at critical areas of pedestrian/vehicular conflict such as parking lots, alleys, and crosswalks.
3. Provide outlets on light standards for seasonal lighting and brackets for hanging banners and decorations for special events.

4. Continue to use traditional designs for trash containers in the district, possibly matching other street furniture.
5. Place benches at key locations in the district. Use traditional designs constructed of wood or cast iron in accordance with the benches specified for use within the downtown.
6. Continue to make any existing and future street furniture, such as newspaper boxes, telephone booths, bicycle racks, drinking fountains, planters, and bollards, compatible in design, color, and materials with existing elements.

### *Sidewalk Cafes*

1. All elements including chains, bollards, tables, chairs, planters, and trash containers should be of the same color, materials, and design character. Black is the recommended color.
2. Fences, chains and bollards should be wrought iron or painted metal. Chains should be the size G-7 or larger. Bollards should be at least 3 inches in diameter.
3. Tables and chairs should be wrought iron, painted metal or other approved material.
4. Planters should be compatible in terms of design, scale, materials, and color with other elements of the café.
5. Umbrellas should contain a maximum of two colors that are compatible with the furniture and the size of the umbrella should be in scale with the table.
6. Trash containers should be compatible in terms of design, materials, and color with other elements of the café and should be located within the café enclosure.
7. Newspaper boxes should be grouped in designated locations and placed within uniform frames of black metal.



## **Street Sections**

### **Black Horse Pike (NJSH Route 168)**

ROW: 66 feet

Pavement Width: 44 feet

Travel Lanes: 14 feet

Parking Lanes: 8 feet, both sides

Sidewalk: 11-21 feet, both sides

Shade Trees: 30 feet on-center

### **Anchor Retail Street**

ROW: 60 feet

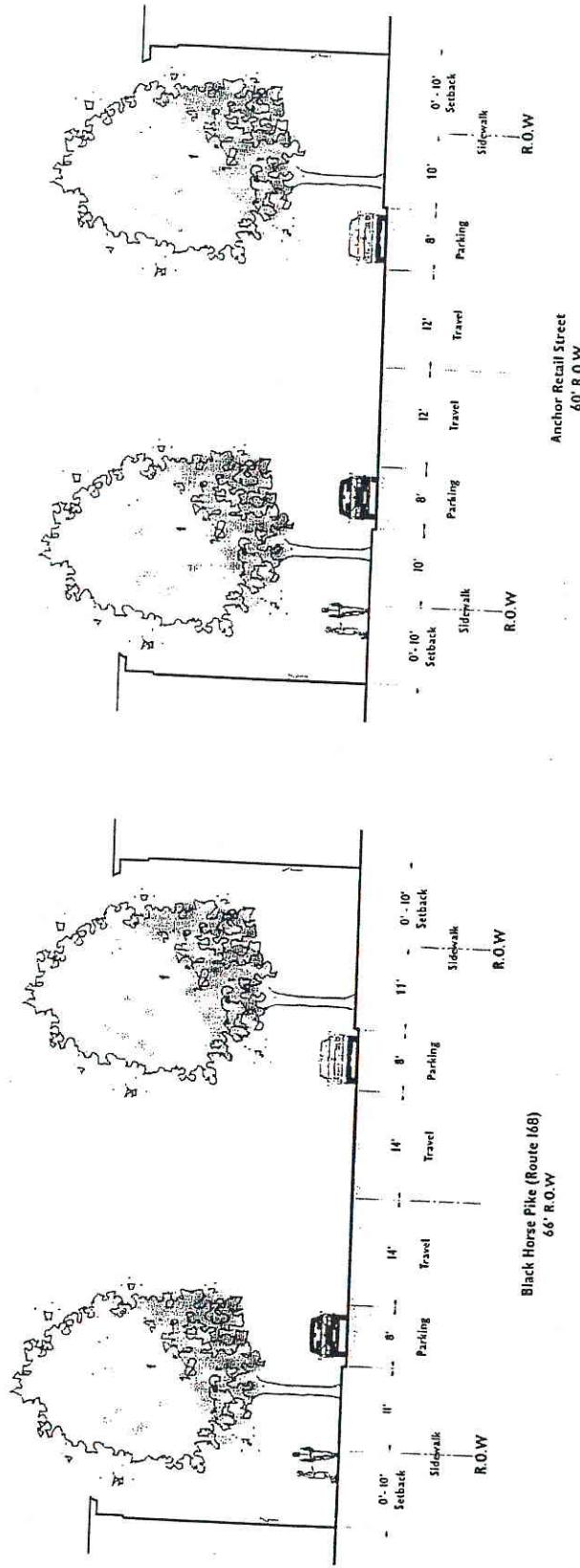
Pavement Width: 40 feet

Travel Lanes: 12 feet

Parking Lanes: 8 feet both sides

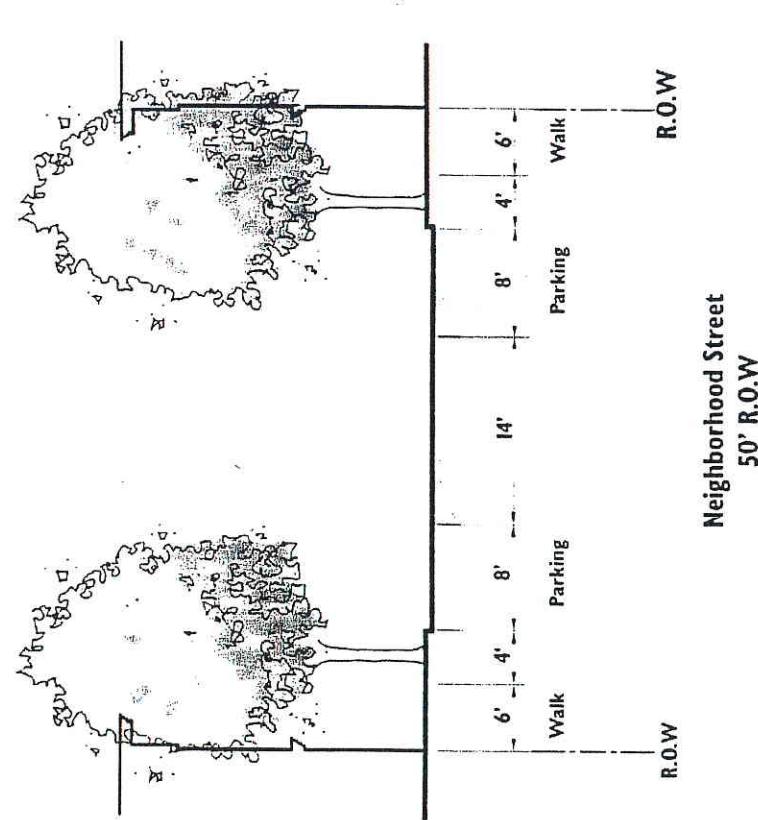
Sidewalk: 10 - 20 feet, both sides

Shade Trees: 30 feet on-center



**Neighborhood Street**

- ROW: 50 feet
- Pavement Width: 32 feet
- Travel Lanes: 14 feet
- Parking Lanes: 8 feet, both sides
- Sidewalk: 10 feet, both sides
- Shade Trees: 30 feet on-center



**Neighborhood Street  
50' R.O.W.**

**ORDINANCE OF THE TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE O-03-03, KNOWN AS THE GLOUCESTER TOWNSHIP LAND DEVELOPMENT ORDINANCE**

**WHEREAS**, the Township Council of the Township of Gloucester, County of Camden, State of New Jersey, finds that the public health, safety, morals, and welfare of the community shall be promoted by the virtue of well planned redevelopment; and

**WHEREAS**, it has been determined that a significant area of the M-RD Mingus Run Redevelopment Zone contains both environmental features including freshwater wetlands, wetlands buffers, and steep slopes and physical features including a 120 foot wide PSE & G utility easement with electric transmission lines and towers that constrain and inhibit redevelopment; and

**WHEREAS**, redevelopment within the M-RD Mingus Run Redevelopment Zone would be improved and advanced by allowing additional bulk and dimensional requirements that provide increased diversity and utility, thereby, advancing the Blackwood West Redevelopment Plan; and

**WHEREAS**, administration of the redevelopment plan has determined a need exists to provide revisions to sidewalk widths and procedural guidelines for redevelopers, landowners, Township departments, and the general public.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Ordinance O-03-03, known as the Gloucester Township Land Development Ordinance be and is hereby amended, as follows:

**SECTION 1.** Section 411a, Subsection F, Area Yard Height and Building Coverage, add “(See also Section G, Additional Requirements)” after the word “noted.”

**SECTION 2.** Section 411a, Mingus Run Redevelopment Zone, Subsection G, Additional Requirements be amended to add the following:

4. The side yard for “Townhouse Dwellings - Individual Lots” referenced in Section F, Area Yard Height and Building Coverage may be reduced to a minimum of ten (10) feet where a project proposes a mixture of see simple townhouses, where buildings contain eight (8) or fewer dwelling units.

5. The distance from the side of any building to any other building for a “Condominium or Cooperative Townhouse” referenced in Section F, Area Yard Height and Building Coverage may be reduced to a minimum of 20 feet where a project proposes a mixture of townhouses, where buildings contain 8 or fewer dwelling units.

6. The rear yard for “Townhouse Dwellings - Individual Lots” referenced in Section F, Area Yard Height and Building Coverage may be reduced to a minimum of 10 feet where a project proposes townhouses that are “rear-loaded” and contain at least 2 car attached garages from a private alley way with a cartway of at least 18 feet wide. Alleyways proposed for public dedication shall have a cartway of at least 18 feet wide within a right of way of at least 22 feet wide.
7. A “Build-to-Line” for “Apartment Building” in Section F, Area Yard Height and Building Coverage may exceed the maximum 15 feet to right-of-way or 20 feet to curb line, but no greater than 100 feet to the right-of-way when a redevelopment includes a streetscape that contains hedges, decorative fences, gates, walls, landscaping, hardscaping, and decorative street lighting that establishes a defined street edge; buffers parking from public view; clearly separates pedestrian and vehicle traffic; and/or preserves unique and extraordinary natural environmental features, or any combination thereof.
8. The “Build-to-Line” for “Apartment Building” in Section F, Area Yard Height and Building Coverage does not apply to buildings that front on common parking lots.
9. The “Maximum number of dwelling units per apartment building” for “Apartment Building” in Section F, Area Yard Height and Building Coverage may be increased to 28 units in non age-restricted buildings and up to a maximum of 100 units in age-restricted buildings for affordable housing compliant with the rules and regulations of the Council on Affordable Housing (COAH) conditioned upon the exterior non age-restricted and age-restricted building(s) having a design that is compliant with the “Design Concepts for the Redevelopment Plan” as determined by the Redevelopment Entity.
10. The “Minimum distance from tract perimeter” for “Apartment Building” in Section F, Area Yard Height and Building Coverage may be 65 feet on three-story buildings and 100' on four-story buildings for age-restricted buildings for affordable housing compliant with the rules and regulations of the Council on Affordable Housing (COAH).
11. Multi-family condominium buildings shall apply the “Apartment Building” requirements in Section F, Area Yard Height and Building Coverage.

SECTION 3. Amend Section 513, Signs to add provisions for signs in redevelopment areas, as follows:

- a. Add "BW-RD" and "M-RD(B)(6) Permitted Uses" to Section 513.U.
- b. Add "L-RD" and "M-RD(B)(1-5) Permitted Uses" to Section 513.V.
- c. Add "NV-SCR" and "SCR-HC(B)(1) Permitted Uses" to Section 513.W.
- d. Add "NVBP" to Section 513.Z.
- e. Add "G-RD" and "SCR-HC(B)(2) Permitted Uses to Section 513.AA.

SECTION 4. All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance.

SECTION 6. This Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: October 11, 2006

Adopted: November 13, 2006

ATTEST:

Ronald J. Fine  
TOWNSHIP CLERK

Glen V. Bianchini  
PRESIDENT OF COUNCIL

Landy Rau-Hutter  
MAYOR

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Introduced: October 11, 2006

Adopted: November 13, 2006

ATTEST:

Rosemarie J. Youse  
TOWNSHIP CLERK

Glen V. Bianchini  
PRESIDENT OF COUNCIL

Candy Rau-Hector  
MAYOR

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## **PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)**

(Submit separate checklist for each site or zone)

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### **General Description**

Municipality/County: Gloucester Township, Camden County

Project Name/Redevelopment Designation: Lakeland

Block(s) and Lot(s): Block 12301

Total acreage: 123 Proposed density (units/gross acre): \_\_\_\_\_

Affordable Units Proposed: 300

Family: 58

Sale: 0

Rental: 58

Very low-income units: 63 Sale: 0

Rental: 63

Age-Restricted: 242

Sale: 0

Rental: 242

Market-Rate Units Anticipated: 0

Non-Residential Development Anticipated (in square feet): 0

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village?  Yes  No

### **Bonuses for affordable units, if applicable:**

Rental bonuses as per N.J.A.C. 5:97-3.5: 0

Rental bonuses as per N.J.A.C. 5:97-3.6(a): 57

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: 63

Smart growth bonuses as per N.J.A.C. 5:97-3.18: 0

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: 59

Compliance bonuses as per N.J.A.C. 5:97-3.17 0

Date zoning or redevelopment plan adopted: revision p

Date development approvals granted: \_\_\_\_\_

**Information and Documentation Required with Petition or in Accordance with an  
Implementation Schedule**

The municipality is providing an implementation schedule for this project/program.

- Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementation schedule.
  - No. Continue with this checklist.
- 
- Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here  in lieu of submitting forms.)
  - Adopted Resolution designating Redevelopment Area
  - Demonstration of DCA's approval of Redevelopment Area designation. Check here  if non-applicable.
  - Redevelopment plan adopted by the governing body which includes the requirements for affordable housing
  - A description of the site, including its location, acreage and existing and intended use
  - An anticipated timeline and development process expected for the site

If payments in lieu of on-site construction of the affordable units is an option:

- Proposed or adopted ordinance establishing the amount of the payments
- Spending plan

A general description of the site, including:

- Name and address of owner
- Subject property street location
- Subject property block(s) and lot(s)
- Indicate if urban center or workforce housing census tract
- Subject property total acreage
- Previous zoning designation and date previous zoning was changed
- Current zoning and date current zoning was adopted
- Description of any changes to bulk standards intended to accommodate the proposed densities
- Tax maps showing the location of site(s) with legible dimensions (electronic if available)
- Map of Redevelopment Area

**Information and Documentation Required prior to Substantive Certification or in Accordance  
with an Approved Implementation Schedule**

**A description of the suitability of the site, including:**

- Description of surrounding land uses
- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 to serve the proposed redevelopment area or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- Wetlands and buffers
  - Steep slopes
  - Flood plain areas
  - Stream classification and buffers
  - Critical environmental site
  - Historic or architecturally important site/district
  - Contaminated site(s); proposed or designated brownfield site
  - Based on the above, a quantification of buildable and non-buildable acreage
- A copy of the final Request for Proposals, which includes the requirements for affordable housing. Check here  if non-applicable.
- Demonstration that the municipality or redeveloper either has control of the site or an option on the property or a plan in place for obtaining site control, in accordance with the LHRL
- An executed redevelopment agreement that results in the creation of affordable housing units and which shall include the following:
  - Number, tenure and type of units
  - A schedule for the overall development plan, including phasing of residential development
  - Compliance with N.J.A.C. 5:94-6.4(i)-(k)

- Demonstration that the first floor of all townhouse or other multistory dwelling units is accessible and adaptable per N.J.A.C. 5:97-3.14
- If applicable, current status of the municipality's Workable Relocation Assistance Program (WRAP)

#### **Information and Documentation Required Prior to Marketing the Completed Units**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- An affirmative marketing plan in accordance with UHAC, except for low- and moderate-income households displaced by redevelopment that are given preference for new units

#### **PROPOSED REDEVELOPMENT AREAS (N.J.A.C. 5:97-6.6)**

##### **IMPLEMENTATION SCHEDULE**

The implementation schedule sets forth a detailed timetable that demonstrates a “realistic opportunity” as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

#### **PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

##### **(A) Redevelopment Area information, including the following:**

Redevelopment Area Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Adopted resolution designating Redevelopment Area		
Demonstration of DCA's approval of Redevelopment Area designation (enter N/A if not applicable)		

Redevelopment plan adopted by the governing body which includes the requirements for affordable housing		
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**(B) Development schedule, including, but not limited to, the following:**

Redevelopment Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification			
RFP Process (enter N/A if not applicable)			
Developer Selection			
Site Plan Preparation			
Development Approvals			
Contractor Selection			
Building Permits			
Construction			
Occupancy			

## Redevelopment Narrative Section

Revisions are pending to mesh with the housing plan. Please see attached plan. Revised plan will be forwarded \_\_\_\_\_ once \_\_\_\_\_ adopted.

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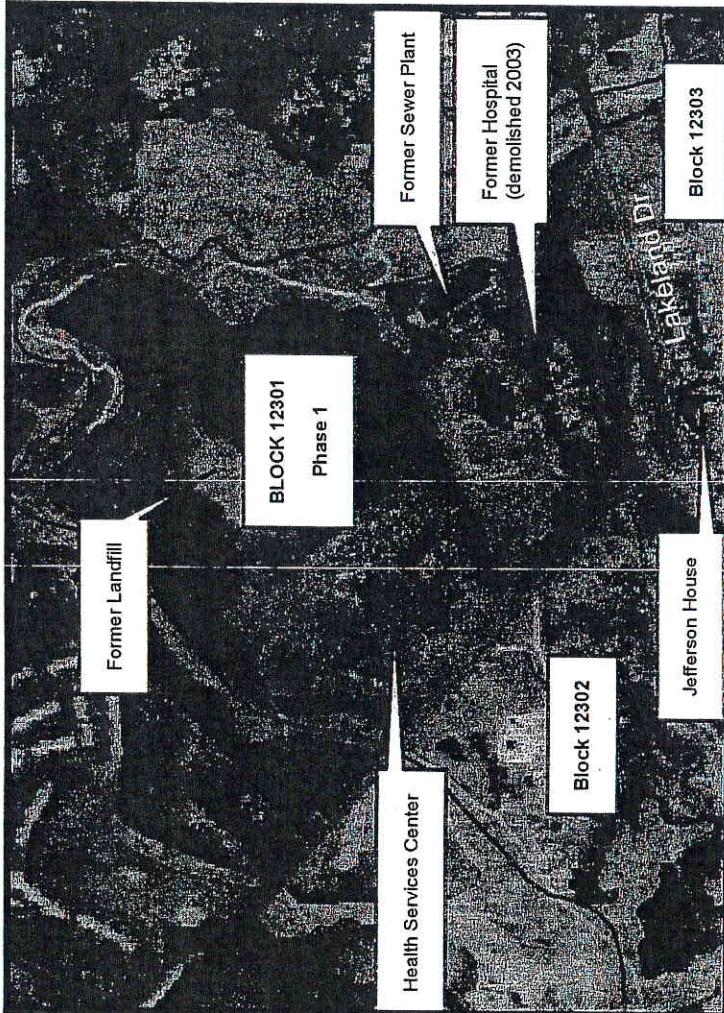
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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

# LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

Report to the Gloucester Township Council  
As recommended by the Gloucester Township Planning Board on JULY 26, 2005



Edward E Fox III, NJPP Lic No. 510400  
Planning Director  
Camden County Improvement Authority

The original of this document was signed and sealed  
in accordance with N.J.A.C. 13:41-1.3.b.  
*Edward E. Fox, P.L.S.*  
CIA 06/01/05

# LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

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# LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

## GOALS AND OBJECTIVES

Because it assumed that the Camden County Health and Executive Campus (Lakeland Complex) would remain a government facility, the 1999 Gloucester Township Master Plan did not plan for any re-use of the area. The Township has zoned the entire complex for institutional use. As discussed in the redevelopment needs study, Camden County no longer requires most of the vacant land at Lakeland. It seeks to work with Gloucester Township to return the property to productive uses that will benefit the Township, County, and surrounding communities.

For this reason, the parties have agreed to proceed with a first phase redevelopment plan for Block 12301 at the northeast corner of Lakeland Drive and County House Road. The tract on Block 12301 is the most readily developable portion of the Lakeland Complex with about 58 acres of developable vacant uplands fronted on two county roads. The County has recently removed its old hospital complex and constructed a modern health services building on this tract. The tract contains a number of potential brownfields that must be remediated through the redevelopment process. Camden County also has identified the wetlands system along the South Branch of the Big Timber Creek as part of a recreational and conservation greenway. Existing single family and multi-family neighborhoods surround this tract, but creeks and vegetated wetlands buffer it from those areas.

The County and Township's mutual interests in the Phase 1 (Block 12301) redevelopment of the Lakeland Complex on Block 12301 can be summarized in the following goal:

*Redevelop Block 12301 of the Lakeland Complex for uses consistent with:*

- a. existing capital investments in health service and administrative offices and public service infrastructure,
- b. local and regional land use and/or conservation management plans,
- c. local area development patterns, and
- d. smart growth planning principles.

This redevelopment plan is composed of a series of elements and other provisions designed to implement these goals. Each of the elements contains individual objectives to be accomplished by a series of implementation recommendations.

## Land Use Element Objectives:

- Provide opportunities for infill development of uses that would complement existing County capital investments.
- Integrate redevelopment on Block 12301 with the remainder of the Lakeland Complex and surrounding area through the implementation of a Facilities Master Plan.

## Brownfields Element Objectives:

- Remediate any unacceptable environmental contamination through the redevelopment process.
- Continuation of the South Branch Timber Creek Greenway along the creek in accordance with the Camden County Open Space and Farmland Preservation Plan (2004).

## LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

### LAND USE ELEMENT

The Camden County Health and Executive Campus (Lakeland Complex) and adjacent parts of Gloucester, Deptford and Washington townships are within the State Plan's Suburban (PA-2) Planning Area, which is designated to absorb most of the State's growth over the next twenty years. The area is characterized by existing and planned residential neighborhoods and automobile-oriented commercial and industrial centers. Because it is not located along any major highways, significant commercial and industrial redevelopment at the Lakeland Complex is not likely at this time. The preponderance of a variety of housing types in the Lakeland area indicates the general market preference for residential development, particularly for senior housing. The Township's need for senior housing is well documented in the 1999 Gloucester Township Master Plan.

Last year Camden County purchased Slimm's Ranch in Chews Landing for open space conservation. After this tract of about 60 acres was identified in the master plan for senior residential development, the Township changed the local land development regulations to designate the Slimm's Ranch area a Senior Citizen Residential (SCR) zoning district. The intent of this zoning district is for age-restricted residential development conforming to the Township's existing senior citizen planned unit residential development standards, which could take a number of attached and detached forms. Additional provisions shall be made for the construction of compatible mid-rise (4 to 6-stories) senior residential developments, under certain conditions. It also provided for the integration of limited medical and health care services for the primary use of the development's residents by permitting continuing care retirement communities, assisted living residences, congregate care apartments and long-term care facilities, as well as medical and senior daycare facilities.

These types of SCR uses, which would make an ideal partnering with the County's existing health service center at Lakeland, are recommended for the approximately 58 acres of redevelopable uplands on Block 12301. (See Fig. 3.) The remainder of the uplands in the block would be maintained for county purposes until the completion of Camden County's future Facilities Master Plan for the Lakeland Complex. At that time, this Phase 1 redevelopment plan for Block 12301 may be amended to consolidate the County's Lakeland facilities on or off-site and any remaining areas redeveloped for other uses as identified in the Facilities Master Plan. (The Camden County Improvement Authority will be issuing Requests for Proposals (RFPs) to prepare a facilities master Plan in early 2005.) The undevelopable wetlands corridor along the South Branch of Big Timber Creek should be dedicated for use as part of a County greenway system. (See OPEN SPACE AND RECREATIONAL DEVELOPMENT ELEMENT, below.)

The following chart summarizes current and proposed uses in the redevelopment area, including contingency redevelopment plans if certain uses, such as the county offices and other improvements were to be relocated in the future.

Block	Lot	Acreage	Current Use	Proposed Use	Owner
12301	1	122	County health services center; County superintendent of schools office; misc. County offices and services in former dwellings and hospital-related structures; off-street parking; picnic grove and park; maintenance structures; vacant cleared land, landfill, and sewer treatment plant; forested hill and uplands and forested wetlands.	See above.	COUNTY
12301	1.02	0.5	CCMUA pumping station	No change	CCMUA
12301	2	0.5	Single family detached dwelling	County office, or recreation/nature center	PRIVATE

# LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

## Pre-existing, non-conforming land uses and structures

Continuation of uses not identified as permitted principal, accessory or conditional uses, e.g., single-family residential uses, and the structures occupied by those uses, shall be allowed in accordance with the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and other pertinent laws. Voluntary and forcible removal of those uses and structures, however, may be occur under the provisions of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.), Eminent Domain Act (N.J.S.A. 20:3-1 et seq.), New Jersey Relocation Assistance Law (N.J.S.A. 52:31B-1 et seq.), New Jersey Relocation Assistance Act (N.J.S.A. 20:4-1 et seq.), etc.

Expansion of pre-existing, non-conforming uses, and the structures occupied by those uses is discouraged, as they are inconsistent with and detrimental to the land use policies in the adopted Township master plan and this Redevelopment Plan. However, the lawful use, improvement, sale and disposal of such properties shall not be prohibited. Continuation of the county's statutory prerogative to continue its current operations at the Lakeland Complex shall not be adversely affected by the implementation of this redevelopment plan or the recommended Gloucester Township land development ordinance amendments.

## Development / Design Standards

Implementation of the redevelopment plan will require amendments to the existing Gloucester Township zoning district map and land development ordinance to delineate Block 12301 of the redevelopment area as the Senior Citizen Residential – Lakeland (SCR-LL) zoning district. The specific intent of this new zoning district should be the same as that for the standard SCR district (Section 409), but that the SCR-LL district is intended to implement Phase 1 of the Lakeland Complex redevelopment plan.

The ordinance would allow those same permitted principal and accessory uses and structures, with the same densities and area, yard, height, building coverage and other general requirements, currently allowed in the standard SCR district (Section 409). In addition, the SCR-LL would include county health care centers, county offices and facilities, but such county uses would not require adherence to any particular area, yard, height, building coverage or other general requirements. It also would allow for the development of medical and senior daycare facilities. When the County completes and adopts a Facilities Master Plan for the Lakeland Complex, the development standards may be amended to include other compatible non-residential land uses and development / design standards consistent with Facilities Master plan.

## Land Use Element Objectives:

- Provide opportunities for infill development of uses that would complement existing County capital investments.
  - Integrate redevelopment on Block 12301 with the remainder of the Lakeland Complex and surrounding area through the implementation of a Facilities Master Plan.
- ## Implementation Recommendations
- Amend the Land Use Ordinance to permit SCR-type uses in Block 12301, as described above.
  - Amend the Land Use Ordinance to permit senior mid-rise residential developments in Block 12301, as described on page 14 of this plan.
  - Amend the Land Use Ordinance to permit county institutional uses in Block 12301, as described above.

## LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

- Assist the County in preparation of a Facilities Master Plan, which would provide a template for future uses at the Camden County Health and Executive Campus on Block 12301 and other tracts at Lakeland.
- Provide private sector incentives, if necessary, for redevelopment of SCR-type uses on Block 12301.

### BROWNFIELDS ELEMENT

The Phase 1 Redevelopment Area has some special environmental issues due to the location the County hospital's former landfill, power plant and a closed sewage treatment plant. The now-demolished hospital wings also may have been contaminated with lead paint and asbestos. Brownfields are properties that are known to be or are suspected to be environmentally contaminated, such as these. Concern about unknown contamination and potential liability and responsibility for clean up and remediation has softened private-sector interest in redeveloping brownfields. State and Federal environmental laws regulate the transfer of environmentally contaminated properties and require responsible parties to remediate current and historic contamination. Preliminary testing of the property indicated the need for future testing of some of these former sites.

The Phase 1 Redevelopment Plan encourages the clean up and re-use of brownfields properties as part of future redevelopment activities. Because New Jersey's brownfields clean-up requirements have "use-based" standards, remediation of properties that will be kept in non-residential use will be less severe than those required for housing. Residential uses also may be permitted in brownfields areas, after appropriate necessary remediation is undertaken. All future redevelopment projects should require restrictive covenants in their property deeds to notify future owners of the site's potential contamination, remediation and usage limitations. NJDEP may require this full disclosure in real estate title documents, too.

New Jersey's Spill Compensation and Control Act (N.J.S.A. 5:8-10-23.11) exempts local governments and agencies that acquire brownfields through foreclosure, condemnation or similar means from liability for past contamination. If the County were the responsible party for any contamination, however, it would not be immune from responsibility even in a redevelopment area. The Redevelopment Entity may acquire, hold and work to remediate and redevelop brownfields property without threat of litigation as a responsible party.

### Redevelopment Objectives

- Remediate any unacceptable environmental contamination through the redevelopment process.

### Implementation Recommendations

- Undertake a NJDEP-acceptable Preliminary Assessments/Site Investigation (PA/SI) analysis for redevelopment area properties to identify and evaluate potential brownfield contamination issues.
  - If PA/S's warrant further action, the County, Township and/or Redeveloper should initiate involvement in NJDEP's Voluntary Cleanup Program. This program uses non-binding NJDEP Memorandums of Agreement (MOAs) between NJDEP, local public agencies and redevelopers to conduct cleanups by establishing project scopes of work and flexible schedules for remedial activities. (Note: The Voluntary Cleanup Program is not available for properties subject to the New Jersey Industrial Site Recovery Act and underground storage tank regulations or the Federal Superfund program.)

# LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

- When the Redevelopment Plan is implemented and as properties are acquired by the Redevelopment Entity, it should continue to explore possible NJDEP Hazardous Discharge Site Remediation Fund grants.
- The Township and Redevelopment Entity should also explore the feasibility of designating "Environmental Opportunity Zones" (per N.J.A.C. 54:4-3.150 et. seq.) for contaminated sites and creating tax-increment financing plans to pay for remediation over a 10-year period.
- Additional financial incentives may be available from State and Federal brownfields legislation. For example, the NJDEP Brownfields Redevelopment Agreement may allow reimbursement of up to 75% of approved remediation costs financed by State taxes generated by the redevelopment of individual properties.

## OPEN SPACE AND RECREATIONAL DEVELOPMENT ELEMENT

Camden County's Lakeland property extends along the wetlands of the South Branch of the Big Timber Creek. This wetlands system is a special habitat area, protected from development by State regulations. It has been identified in the Camden County Open Space and Farmland Preservation Plan (2004), along with other stream corridors, as part of an open space conservation and public recreation greenway trail. Walking trails and a road to the former sewage treatment facility already exist is portions of the wetlands corridor. Any future redevelopment of Block 12301 should include dedication of wetlands corridor and a portion of the uplands towards implementation of the South Branch of Big Timber Creek greenway plan. The existing single family home on lot 2 is located within the wetlands area. Consideration also should be made for re-use of this property as an office or facility for public recreation or conservation management purposes, managed by a public or non-profit entity.

### Redevelopment Objectives

- Continuation of the South Branch Timber Creek Greenway along the creek in accordance with the Camden County Open Space and Farmland Preservation Plan (2004).

### Implementation Recommendations

- Dedication of the wetlands along the South Branch of Timber Creek, as well as a minimum twenty (20) foot uplands buffer for access to and continuation of the South Branch Timber Creek Greenway.
- Remove and clean up old abandoned sanitary treatment facility, and consider the site's re-use, as well as the existing home on Lakeland Drive, for a county office, recreation or conservation center.

# LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

## STATUTORY REQUIREMENTS

### 1. Relationship to Definite Local Objectives:

The purpose of the Phase 1 Redevelopment Plan is to address the Township's and County's Lakeland re-use objectives and other community development issues raised in Township's master plan. The Phase 1 Redevelopment Plan, which focuses on redevelopment of the land in the northeast quadrant of the county property, is consistent with the Township's master plan, as well as County smart growth objectives.

### 2. Proposed Land Uses and Building Requirements:

The Phase 1 Redevelopment Plan identifies that the uses in Phase 1 shall be redeveloped consistent with the Township's existing Senior Citizen Residential (SCR) zoning district (Section 409), but would be amended to include existing and future county facilities. The Phase 1 redevelopment plan would allow those same SCR permitted principal and accessory uses and structures, with the same densities and area, yard, height, building coverage and other general requirements. It also would allow medical and senior daycare facilities and mid-rise senior housing, either in apartment or condominium ownership form, as described on page 14 of this plan. The new zone includes county health care centers, county offices and facilities, but such uses would not require adherence to any particular area, yard, height, building coverage or other general requirements. Landscaping, buffering and other site improvement issues shall be addressed through the development review and approval process for individual redevelopment projects, in accordance with the Township's Land Development Ordinance.

These standards shall be used for the implementation of this Redevelopment Plan, and should be incorporated into the current Township Master Plan and Land Development Ordinance through their respective statutory amendment processes. Developments, including those requiring site plans and subdivisions, within the Redevelopment Area shall be governed by the respective Gloucester Township codes regarding such development. The land uses identified within this Redevelopment Plan shall be used as the Redevelopment Area's land use plan, until the Land Development Ordinance is amended to correlate with the Redevelopment Plan.

### 3. Identification of Properties to be Acquired:

Implementation of this Lakeland Phase 1 Redevelopment Plan shall require the acquisition of one rental residential property. The County owns the remaining redevelopment area tract, except for the CCMUA pumping station, in which there is no acquisition interest. The following table indicates which properties are to be acquired or may be acquired. (See also Fig. 4 – Property Acquisition Map.)

Block	Lot	Acreage	Current Use	Proposed Uses	Acquisition	Owner
12301	1	122	County health services center; County superintendent of schools office; misc. County offices and services in former dwellings and hospital-related structures; off-street parking; picnic grove and park; maintenance structures; vacant cleared land; landfill; and sewer treatment plant; forested hill and uplands and forested wetlands.	See Land Use Element.	NO	COUNTY
12301	1.02	0.5	CCMUA pumping station	No change	NO	CCMUA
12301	2	0.5	Single family detached dwelling	County office / nature center	YES	PRIVATE

## LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

### 4. Relocation Provisions

The Redevelopment Entity will provide the displaced household with the opportunity of relocation within the Township limits to the fullest extent of the New Jersey Relocation Assistance Law (N.J.S.A. 52:31B-1 et seq.) and the New Jersey Relocation Assistance Act (N.J.S.A. 20:4-1 et seq.). The Redevelopment Entity will interview the household to determine their relocation needs and preferences, and make reasonable efforts to find available comparable housing or business space in the general area.

### 5. Relationship to the Municipal Land Use Law:

The Phase 1 Redevelopment Plan conforms to the general intent and scope of the Municipal Land Use Law. Redevelopment projects requiring site plan and subdivision approval by the Gloucester Township Planning Board or Zoning Board of Adjustment will be submitted to the Planning Board for review and approval, in accordance with the New Jersey Local Redevelopment and Housing Law (N.J.S.A. 40A:12-1 et seq.). Those requiring County Planning Board approval will be submitted for their review and approval also.

The land use and development standards provided in the Redevelopment Plan are designed to be primarily consistent with those in the current Township Land Development Ordinance, however, they have been modified to allow sufficient flexibility for successful redevelopment within the Phase 1 Study Area Redevelopment Area. In cases where there is a difference between the standards in the Land Development Ordinance and those in the Redevelopment Plan, the uses and standards specified in the Redevelopment Plan shall supersede those in the ordinance. Uses identified as restricted and prohibited in the Township of Gloucester shall be restricted and prohibited in the Redevelopment Area, as well. In essence and fact, the uses and standards provided in this Redevelopment Plan shall be considered a new zoning district, the Senior Citizen Residential – Lakeland (SCR-LL) zoning district.

Expansion of pre-existing, non-conforming uses, and the structures in which they are located, such as single family residential uses, is discouraged, as they are inconsistent with and detrimental to the land use policies in this Redevelopment Plan.

### 6. Gloucester Township Master Plan:

The Phase 1 Redevelopment Plan has been developed from and is consistent with the Gloucester Township Master Plan, as updated and amended. It has been designed to implement its recommendations.

# LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

## CONFORMANCE WITH OTHER PLANS

The Phase 1 Redevelopment Plan is consistent with the Intent and Policy Objectives of the Suburban Planning Area (PA2) in the 2001 State Development and Redevelopment Plan (SDRP), as well as the preliminary 2004 SDRP. The Lakeland Phase 1 Redevelopment Plan supersedes the 1971 Camden County Future Land Use Plan, which indicates the area be dedicated for "services" commercial and industrial uses for this area. The County identified its Lakeland property for "services" thirty-three years ago to recognize its then existing institutional complex. The complex and the County's institutional service delivery systems have changed markedly since that time, as indicated in the previously approved redevelopment needs study.

## REDEVELOPMENT ENTITY AND REDEVELOPER(S)

The Governing Body of the Township of Gloucester shall designate a Redevelopment Entity to implement this Lakeland Phase 1 Redevelopment Plan and undertake the redevelopment projects in the area designated by this plan as the Phase 1 Study Area Redevelopment Area.

When necessary for the implementation of this plan, the designated Redevelopment Entity shall enter into a contract(s) with a Redeveloper(s) for any construction or other improvements forming part of this Redevelopment Plan.

The Redeveloper shall agree to retain interest in the project until the completion of construction, development and/or improvements of the specific project. The Redeveloper shall agree not to lease, sell or transfer interest or any part thereof without written prior approval of the Redevelopment Entity.

## GENERAL PROVISIONS

The following general provisions shall apply to this Redevelopment Plan:

1. Land use provisions and building requirements for the Phase 1 Study Area Redevelopment Area are deemed necessary as minimum requirements in the interest of public health, safety and general welfare. They are intended to provide a frame of reference for physical development of the designated Redevelopment Area and as context for development in neighboring area. Developers and designated redevelopers (hereinafter Developers) may be given flexibility in project planning and design, so long as building and other improvements reflect quality, permanence and physical integration through design elements and quality construction. The Township of Gloucester cannot anticipate every possible design or land use solution for the variety of issues involved in this Redevelopment Plan. Redevelopment proposals will be evaluated as to how they appropriately achieve the redevelopment goal and objectives of this plan, as outlined in this document
2. The Redevelopment Entity and the Township of Gloucester Planning Board, and its respective advisory committees, specifically reserve the right to review and approve a Redeveloper's plans, pro forma / marketing analyses, construction documents and specifications, and other development application submission materials that it may deem necessary to determine a project's conformance to the Redevelopment Plan. Such a review also shall be based on submissions to both

## LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

agencies of a site context plan locating the proposed project in the Redevelopment Area; a site plan; and building elevations. All design changes must be approved by both agencies, or their designees, prior to their execution.

3. As part of the final site plan approval process, the Planning Board may require a redeveloper to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. Such performance guarantees shall be approved by the Township Engineer and Township Attorney. The amount of such performance guarantees shall be determined by the Township Engineer and shall be sufficient to assure completion of improvements within two years of final site plan approval.
4. Interim uses, such as surface parking lots, may be established, subject to finding by the Planning Board that such uses will not have an adverse effect upon existing or contemplated development during the interim use. The Planning Board will determine a time during which the interim use will be permitted. No interim use approval shall be granted for more than two years; extensions may be granted at the Planning Board's discretion for a maximum of two additional two-year periods.
5. Subdivision of lots and tax parcels within the Redevelopment Area shall be in accordance with the requirements of this plan and the Township's Subdivision Ordinance. Subdivisions or combinations of parcels that conflict with the proposed rights-of-way in the Redevelopment Plan's circulation element shall not be approved.
6. Developers shall comply with the requirements of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.).
7. No building shall be constructed over a right-of-way or utility easement in the Redevelopment Area without prior written approval of the Redevelopment Entity and the Township's Public Works and Code Enforcement offices.
8. Utility easements, when necessary, shall be provided by Developers and approved by the Township's Public Works and Code Enforcement offices. Such easements shall be provided within seven working days after completion of project construction.
9. Any plans or plats approved by the Township of Gloucester, or its agencies and subsidiaries, prior to the adoption of this Redevelopment Plan shall not be subject to the requirements of this plan.
10. The Redevelopment Entity will agree to ensure compliance with Title VI of the Civil Rights Act of 1964, and Title VII as amended in March 1972, and with all the affirmative action requirements of the State of New Jersey, including those required by P.L. 1975 and other regulations issued by the State of New Jersey and the Township of Gloucester.

# LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

## PUBLIC IMPROVEMENTS

Existing water, sewer and roadway facilities serving the Phase 1 Study Area Redevelopment Area will require upgrading to meet future needs. Such improvements, e.g., any future widening of or sidewalks along Lakeland Road (Route 747) and Turnersville-Woodbury Road (Route 707), should be provided by the redeveloper as part of the development review process. Developers will be required to participate in on-site and off-tract infrastructure improvements for the Redevelopment Area, in proportion to the size of their projects. Additional water, sanitary sewer, and storm sewer planning issues will be addressed as part of a future Lakeland master plan process.

## TYPES OF PROPOSED REDEVELOPMENT ACTIONS

Upon adoption of the Phase 1 Redevelopment Plan, the Redevelopment Entity may proceed with the clearance, re-planning, development and redevelopment of the areas delineated in the plan. In order to undertake and effectuate the purposes of the Municipal Redevelopment and Housing Law and the Township Master Plan, the Redevelopment Entity may:

1. Undertake redevelopment projects, and for this purpose, issue bonds in accordance with provisions of Section 29 of P.L. 1992, C.29;
2. Acquire privately held parcels and property that area vacant or under-utilized, scattered or under varied ownership, and assemble them into parcels of sufficient size to support redevelopment;
3. Form public-private partnerships for development of the Redevelopment Area;
4. Provide for public improvements necessary to support redevelopment;
5. Select Developers to implement all or part of the projects for this Redevelopment Area, in accordance with this Redevelopment Plan and all applicable local, state and federal requirements;
6. Enter upon any buildings or property in the Redevelopment Area to conduct investigations or make surveys, soundings or test borings necessary to carry out the purposes of this plan;
7. Acquire by condemnation any land or building which is necessary for a redevelopment project, pursuant to the provisions of the Eminent Domain Act of 1971 (N.J.S.A. 20-3-1 et seq.);
8. Clear any owned or acquired area, and install, construct or reconstruct streets, facilities, utilities and site improvements essential to the preparation of sites for use in accordance with the Redevelopment Plan;

## LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

9. Prepare, or arrange by contract, for the provision of professional services and the preparation of plans by registered architects and landscape architects, licensed professional engineers or planners, or other consultants, to carry out redevelopment projects;
10. Arrange, or contract with public agencies or Redevelopers, for re-planning, construction or undertaking of any project or redevelopment work, or any part thereof;
11. Negotiate and collect revenue from a Redeveloper to defray the costs of the Redevelopment Entity, including where applicable the costs incurred with bonds, notes or other obligations issued by the Redevelopment Entity, and to secure payment of such revenue as part of any such arrangement or contract;
12. Provide for extension of credit or making of loans to Redevelopers to finance any project or redevelopment work, or upon finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, provide as part of an arrangement or contract for capital grants to Redevelopers;
13. Arrange or contract with public agencies or Redevelopers, for the opening, grading or closing of streets, roads, roadways, alleys or other such place, or for the furnishing of facilities or for the acquisition by such agency of property options or property rights, or for furnishing of property or services in connection with this Redevelopment Plan;
14. Lease or convey property or improvements to any other party, without public bidding, and at such prices and upon such terms as it deems reasonable, provided that the lease of conveyance is made in conjunction with this Redevelopment Plan, notwithstanding the provisions of any law, rule or regulation to the contrary;
15. Arrange or contract with a public agency for relocation of residents or commerce displaced from or within the Redevelopment Area, pursuant to the Relocation Assistance Laws of 1967 (N.J.S.A. 52:31B-1 et seq.) and the Relocation Assistance Law of 1971 (N.J.S.A. 20:4-1 et seq.);
16. Make, consistent with this Redevelopment Plan, plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and plans for the enforcement of laws, codes and regulations relating to the use and occupancy of buildings and improvements, and the compulsory repair, rehabilitation, demolition or removal of buildings and improvements;
17. Publish and disseminate information concerning the Redevelopment Plan or any area or project noted within;
18. Improve vehicular and pedestrian circulation in the Redevelopment Area through roadway design and redesign, improved signal timing, signage and paving;

## LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

19. Improve the infrastructure and streetscape within the Redevelopment Area and on adjacent streets as redevelopment takes place;
20. Improve the condition of public park, trails and other spaces recreational purposes;
21. Demolish acquired vacant residential and non-residential structures that cannot be cost-effectively rehabilitated;
22. Rehabilitate vacant housing for residential use or other purposes; and
23. Develop and adopt design guidelines and a design review process that will govern all new development within the Redevelopment Area.

### TIME LIMITS

Re Developers of specific projects within the Phase 1 Study Area Redevelopment Area shall begin the development of land and construction of improvements within a reasonable period of time to be determined in a contract between the Redevelopment Entity and its designated Redevelopers (N.J.S.A. 40A:12A-8(f)).

The provisions and regulations specified in this plan shall continue in effect for a period of twenty-five (25) years from the date of adoption of this plan by the governing body of the Township of Gloucester, or until the issuance of a Certificate of Completeness from the Redevelopment Entity.

### PROCEDURES FOR AMENDMENTS

The Phase 1 Redevelopment Plan may be amended from time to time upon compliance with the appropriate sections of the Local Redevelopment and Housing Law (N.J.S.A. 40A-7). It is anticipated that this plan may be amended upon completion of Camden County's future Facilities Master Plan for the Lakeland Complex.

### SUPERCEDENCE, REPEAL AND SEVERABILITY

All ordinances or parts of ordinances inconsistent with the Phase 1 Redevelopment Plan are hereby repealed to the extent of such inconsistency only.

If any standards, control, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions set forth in the Township of Gloucester Land Development Ordinance or other land development regulations, the provisions in this Redevelopment Plan, unless otherwise specified, shall prevail.

If any provision or regulation of this Redevelopment Plan shall be judged invalid by court or competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of the Redevelopment Plan and the governing body's redevelopment ordinance, which are hereby declared severable and shall remain in full force and effect.

# LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

## SENIOR MID-RISE DESIGN STANDARDS

All Phase 1 redevelopment area senior mid-rise residential developments shall comply with the following requirements:  
1. The minimum tract size for mid-rise residential developments shall be 5 acres and a maximum tract size of 15 acres.

2. Such development must be built on the southwestern section of the block between the Health Services Center and Gardeners Run and front on County House Road, where buildings historically have been of such size and bulk.
3. Gross density shall not exceed 25 dwelling units per acre.
4. The maximum building height of a principal building shall be 6 stories and the minimum height shall be 3 stories, exclusive of elevator towers.
5. The minimum required front and side yard building setbacks of the mid-rise structure shall be 30 feet and shall be increased 10 feet for each additional story above 3 stories. In no case shall the minimum side or rear yard be less than 60 feet.
6. No mid-rise structure shall be closer than 100 feet to another mid-rise structure. This does not include connecting structures, which may be permitted up to two stories in height.
7. A maximum 65% of the total area of a mid-rise residential development may be covered by structures, paving, and/or any impervious surfaces.
8. At least 20% of the tract shall be common open space. The use of the common open space shall be limited to active and passive recreation or the preservation of natural vegetation and wildlife habitats. Open space adjacent to the structure shall be graded and seeded to provide a thick strand of grass or other ground cover material. All such landscaping and the provision of trees and shrubs shall comply with the standards set forth in this chapter. The Planning Board, in reviewing plans, shall determine that the landscaping plan is designed to optimize solar access and protect buildings from prevailing winter winds.
9. The maximum number of parking stalls per unit shall be 1.5 and the minimum 1.0, exclusive of required staff parking of 1 unit per employee per shift.
10. Parking may be permitted on the ground floor or below ground, provided it shall not be more than two levels below ground, and provided that, except for necessary driveways, no accessory parking garage or area shall be visible from any public street or road.

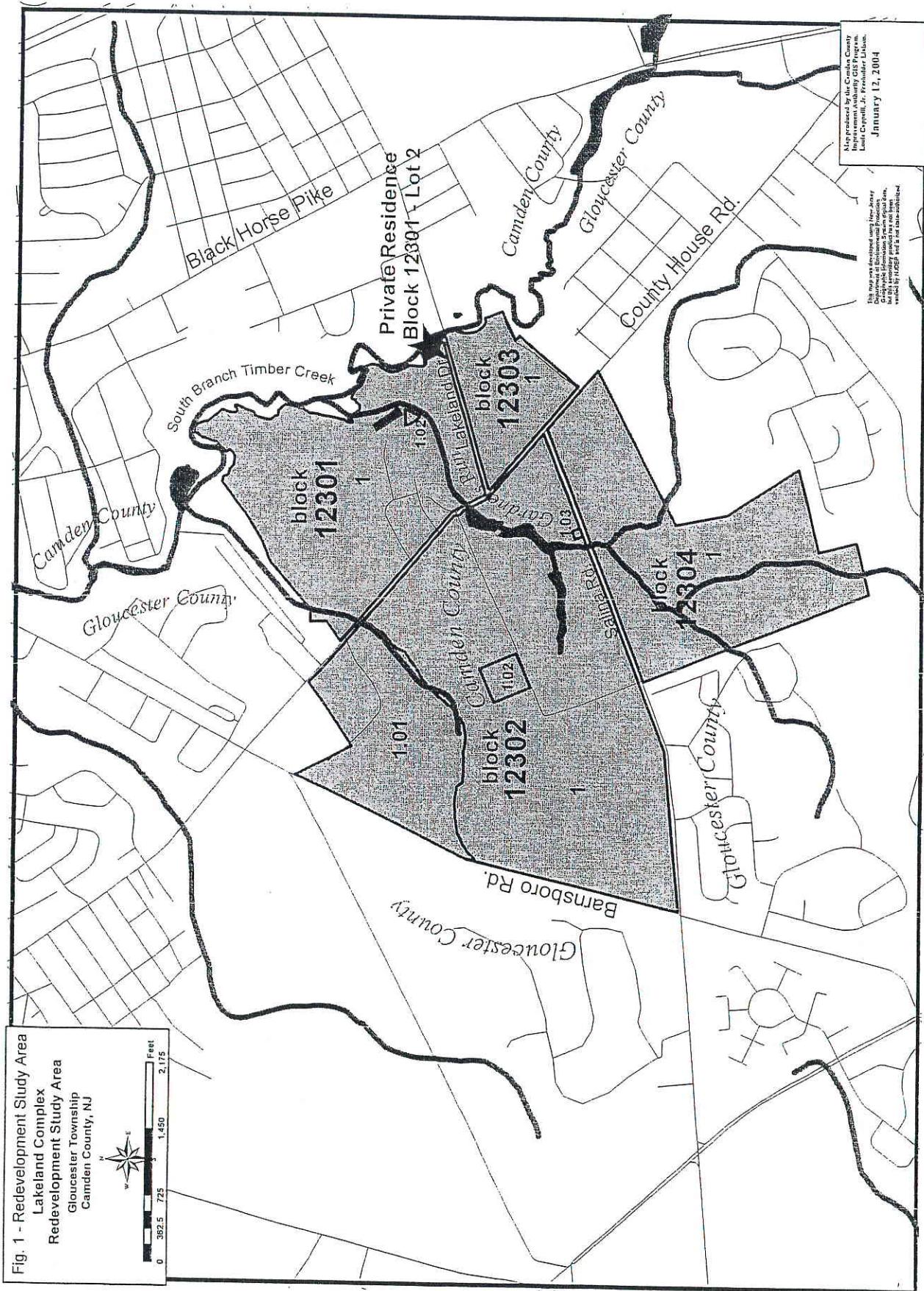
## LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

11. Buildings shall be located to front toward and relate to either a public street or public open space, both functionally and visually.
12. The siting of the building upon the tract shall be determined to afford maximum solar gain and minimum effects from prevailing winter winds and to assure that the siting does not result in the excessive blockage of solar access for adjoining properties and structures.
13. All mid-rise structures shall incorporate energy conservation techniques and the utilization of alternative sources of energy to the maximum extent practical. The applicant shall submit an Energy Conservation Analysis and Report to the Planning Board for its review at the time of submitting the original application.
14. Service areas, loading docks, solid waste and recycling facilities and other service areas shall be placed to the rear or side of buildings in visually unobtrusive locations. All trash, garbage and recycling disposal facilities shall be properly screened by enclosures or buffering composed of suitable fencing, masonry walls or shrubbery at least six feet in height around the perimeter of the facilities. Fencing and walls shall not be more than 50% opaque on the vertical surfaces.
15. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing and satellite dishes and other telecommunications receiving devices shall be screened from view from the ground level of the public rights-of-way and adjacent properties, by using walls, fencing, roof elements, parapet walls, architectural enclosures, penthouse-type screening devices or landscaping.
16. All mid-rise structures shall include at least 1 elevator.
17. Provisions shall be made in any mid-rise structure to provide access for the handicapped residents.
18. Washing and drying facilities shall be provided within the principal structure in an amount equal to or greater than one washer and one dryer for each floor contained therein. All such facilities shall be placed in convenient locations for the use of the occupants.
19. All mid-rise structures shall be equipped with security systems designed to prevent unwanted or unauthorized intrusion of the building, unless 24 hours doorman services is to be provided. The security system shall permit two-way communication between each apartment unit and the entrance area to provide residents with a means of identifying persons wishing to gain admittance.

## LAKELAND COMPLEX PHASE 1 (BLOCK 12301) REDEVELOPMENT PLAN

20. Any mid-rise residential development shall provide community areas and recreational facilities to meet the social service needs of the residents within the development. The design and maintenance of any community areas and recreational facilities shall be the responsibility of the developer.
21. Pedestrian walks shall be provided wherever normal pedestrian traffic will occur. Pedestrian walks shall be hard-surfaced in accordance with the controlling specifications and standards.
22. There shall be a minimum storage area in each building for bicycles, carriages, furniture, and similar incidental equipment of items, equal to 70 square feet in area by a minimum of seven feet in height per unit.
23. All installations of utilities shall be underground and all mid-rise residential developments shall have public sewerage facilities and water supply available prior to development or made available by the developer.
24. All developments shall provide sufficient illumination of the streets, roads, access drives, parking areas, dwelling entrances and pedestrian walks. The site lighting plan shall be subject to the review and approval of the Planning Board.
25. Buildings and structures (including infrastructure) shall be designed to relate to the human scale, using modular elements (such as doors and windows), facade treatments and design details to display a variety of sizes, from large to small.

Fig. 1 - Redevelopment Study Area  
Lakeland Complex  
Redevelopment Study Area  
Gloucester Township  
Camden County, NJ



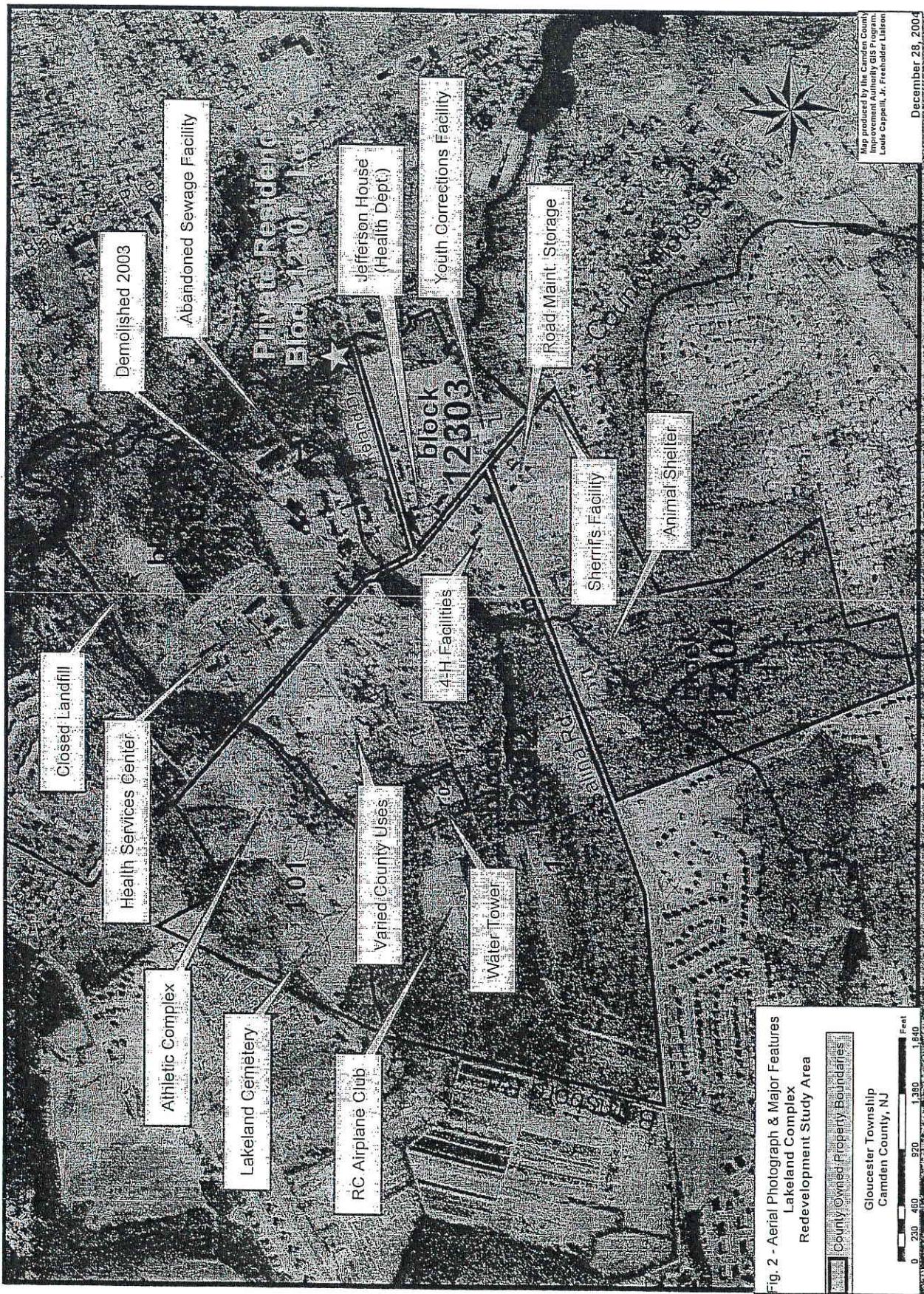
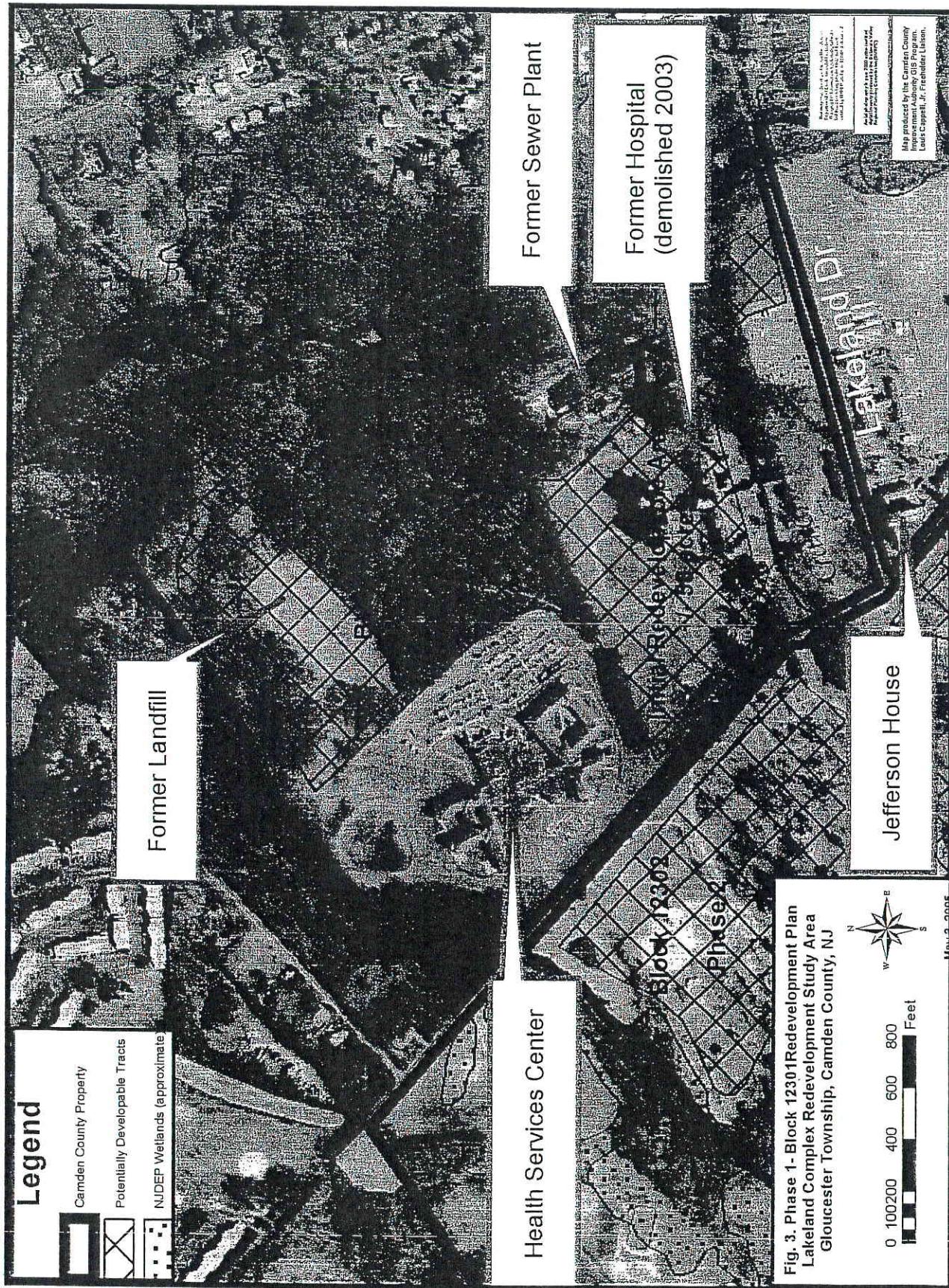


Fig. 2 - Aerial Photograph & Major Features  
Lakeland Complex  
Redevelopment Study Area





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## **REHABILITATION PROGRAM (N.J.A.C. 5:97-6.2)**

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### **General Description**

Municipality/County: *Gloucester Township, Camden County*

Program Name: *County CDBG*

Number of proposed units to be rehabilitated: 25

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### **Information and Documentation Required with Petition**

- Determination of Rehabilitation Share
- Accept number in N.J.A.C. 5:97 – Appendix B; OR
- Exterior Housing Survey conducted by the municipality
- Information regarding the rehabilitation program on forms provided by the Council. (If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here  in lieu of submitting forms.)
- Documentation demonstrating the source(s) of funding
- Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- Schedule illustrating how the rehabilitation share will be addressed within the period of substantive certification

### **Information and Documentation Required Prior to Substantive Certification**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Draft or adopted rehabilitation operating manual that includes a description of the program procedures and administration including a copy of sample deed restriction and/or lien.
- Affirmative Marketing Plan for the re-rental of rehabilitated rental units, in accordance with UHAC

## **Rehabilitation Narrative Section**

Please refer to the Housing Element and Fair Share Plan, in addition to the spending plan located in the appendix of the Fair Share plan.

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## **REHABILITATION PROGRAM (N.J.A.C. 5:97-6.2)**

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### **General Description**

Municipality/County: *Gloucester Township, Camden County*

Program Name: *County CDBG*

Number of proposed units to be rehabilitated: 25

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### **Information and Documentation Required with Petition**

- Determination of Rehabilitation Share
- Accept number in N.J.A.C. 5:97 – Appendix B; OR
- Exterior Housing Survey conducted by the municipality
- Information regarding the rehabilitation program on forms provided by the Council. (If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here  in lieu of submitting forms.)
- Documentation demonstrating the source(s) of funding
- Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- Schedule illustrating how the rehabilitation share will be addressed within the period of substantive certification

### **Information and Documentation Required Prior to Substantive Certification**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Draft or adopted rehabilitation operating manual that includes a description of the program procedures and administration including a copy of sample deed restriction and/or lien.
- Affirmative Marketing Plan for the re-rental of rehabilitated rental units, in accordance with UHAC

## **Rehabilitation Narrative Section**

Please refer to the Housing Element and Fair Share Plan, in addition to the spending plan located in the appendix of the Fair Share plan.

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## **REHABILITATION PROGRAM (N.J.A.C. 5:97-6.2)**

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### **General Description**

Municipality/County: Gloucester Township, Camden County

Program Name: County CDBG

Number of proposed units to be rehabilitated: 25

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### **Information and Documentation Required with Petition**

- Determination of Rehabilitation Share
- Accept number in N.J.A.C. 5:97 – Appendix B; OR
- Exterior Housing Survey conducted by the municipality
- Information regarding the rehabilitation program on forms provided by the Council. (If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here  in lieu of submitting forms.)
- Documentation demonstrating the source(s) of funding
- Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- Schedule illustrating how the rehabilitation share will be addressed within the period of substantive certification

### **Information and Documentation Required Prior to Substantive Certification**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Draft or adopted rehabilitation operating manual that includes a description of the program procedures and administration including a copy of sample deed restriction and/or lien.
- Affirmative Marketing Plan for the re-rental of rehabilitated rental units, in accordance with UHAC

## **Rehabilitation Narrative Section**

Please refer to the Housing Element and Fair Share Plan, in addition to the spending plan located in the appendix of the Fair Share plan.

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## REHABILITATION

Gloucester Township, Camden County, New Jersey

2007 - 2008

REHABILITATION

Gloucester Township, Camden County New Jersey

2007 - 2008

REHABILITATION

Gloucester Township, Camden County, New Jersey      2005 - April of 2006

REHABILITATION

Gloucester Township, Camden County, New Jersey 2004 - 2005

1	2	3	4	5	6	7			
IDENTIFICATION OF UNIT	DATE APPROVED	OWN LOW	OWN MOD	RENT LOW	RENT MOD	INITIAL INSPECTION	FINAL INSPECTION	STATUS	MONIES COMMITTED
114 First Ave.	11/16/04	x				8/12/04	1/17/05	7	7,455
13 Arrowood Dr.	10/5/04	x				5/20/04	11/18/04	7	8,594
15 Mission Ave.	11/4/04	x				10/14/04	12/16/04	7	8,900
17 York Terrace	1/1/05	x				9/3/03	4/28/05	7	18,464
920 Stephen Rd.	10/5/05	x				6/1/05		4	24,000
213 Laurel Place	4/20/05	x				1/17/05	8/31/05	7	28,435
24 Deer Park Circle	6/2/05	x				11/18/04	10/27/05	7	19,831
13 Baptist Lane	10/5/05	x				4/28/05		4	21,715
14 Prospect Ave.	9/27/05	x				4/28/05		4	14,930
241 Hickstown Road	9/28/05	x				4/28/05		4	19,125
13 Presidential Dr.	3/15/05	x				5/2/05	8/31/05	7	17,450
8 Stephen Road	11/16/04	x				8/12/04	1/17/05	7	5,900
601 Beverly Dr.	3/14/05	x				1/12/05	7/28/05	7	15,630

1000 1000 1000

## REHABILITATION

Gloucester Township, Camden County, New Jersey 2002 - 2004

Gloucester

1	2	3	4	5	6	7	8	9
IDENTIFICATION OF UNIT APPROVED	DATE APPROVED	OWN LOW	OWN MOD	RENT LOW	RENT MOD	INITIAL INSPECTION	FINAL INSPECTION	TYPE OF W COMPLETION
133 Sixth Ave.	2/5/02	x		10/9/01		3/18/02	7	13,463 1, 12, 6,
2790 Erial Rd.	3/11/02	x		11/14/01		8/7/02	7	16,479 2, 4, 6,
50 Lacascata	3/11/02	x		11/14/01		5/6/02	7	17,030 2, 3, 4,
41 Presidential	5/28/02	x		11/14/01		8/15/02	7	9,510 1, 2, 4,
105 Theresa Place	7/10/02	x		5/6/02		9/30/02	7	12,884 1, 2, 4,
116 Station Ave.	7/22/02	x		7/8/02		9/30/02	7	16,950 2, 5, 8,
501 Fresno Ave.	3/11/03	x		11/4/02		5/9/03	7	7,392 12,885 1, 2, 4,
28 Pennsylvania	1/16/03	x		11/22/02		5/9/03	7	9,200 9,200 1, 12
307 N. Drive	4/15/03	x		4/1/03		5/21/03	7	15,000 15,000 6
312 Cressmont	8/16/03	x		4/17/03		1/28/04	7	16,700 16,700 1, 4, 9
440 Via Forreste	1/16/03	x		11/1/02		3/25/03	7	14,675 14,675 2, 4, 8,
622 Geneva	11/26/03	x		9/3/04		3/30/04	7	18,300 18,300 1, 4, 9
1714 Kinswood	1/7/03	x		11/4/02		3/25/03	7	15,224 16,075 6, 4, 3,
411 S. Otterbranch	5/18/04	x		5/12/04		6/29/04	7	9,975 9,975 3, 7, tan
438 Ridge Ave.	5/27/04	x		1/28/04		8/12/04	7	13,100 13,100 1, 2, 4, {
500 Hartford	6/14/04	x		3/30/04		8/23/04	7	14,585 14,585 4, 8, 9, ]
586 Beverly Dr.	6/8/04	x		3/30/04		8/23/04	7	14,320 19,270 2, 5, 6, {
423 Lacascata	6/8/04	x		1/28/04		8/12/04	7	18,114 18,114 1, 2, 4, ;
								:ehab monitoring

## REHABILITATION

Gloucester Township, Camden County, New Jersey - 2000 - 2001

1 IDENTIFICATION OF UNIT	2 DATE APPROVED	3 OWN LOW	4 OWN MOD	5 INITIAL INSPECTION	6 FINAL INSPECTION	7 STATUS	8 MONIES COMMITTED	9 MONIES EXPENDED	TYPE OF W COMPLE
111 Kearsley Court	1/2/01	x		9/11/00	3/19/01	7	14,846	15,838	1, 5, 1
25 Clement Dr.	2/5/01	x		9/11/00	3/19/01	7	14,275	14,845	1, 4, 1
8 Farmhouse Rd.	2/7/01	x		11/30/00	5/10/01	7	16,845	19,245	1, 2, 1
730 Graisbury Ave.	3/15/01	x		11/30/00	8/28/01	7	20,630	20,630	3, 2, 1
55 Church St.	3/13/01	x		11/30/00	7/12/01	7	20,869	20,869	1, 4, 1
226 San Pedro Ave.	4/3/01	x		11/30/01	7/12/01	7	20,813	23,485	2, 2, 1
733 Venetia Ave.	6/12/01	x		6/4/01	7/13/01	7	7,701	9,086	1, 7, 1
21 Highland Ave.	9/5/01	x		6/19/01	10/9/01	7	13,296	17,800	1, 2, 1
101 Central Ave.	9/25/01	x		5/10/01	12/11/01	7	16,000	16,000	1, 9
1 Park St.	9/12/01	x		6/19/01	10/25/01	7	12,300	16,230	2, 4, 1
967 Sicklerville Rd	11/8/01	x		7/12/01	12/11/01	7	15,670	17,563	4, 6, 1
627 Marino Ave.	11/8/01	x		7/12/01	3/18/02	7	15,675	18,875	1,8, 9,
978 Cummings Ave.	3/21/02	x		11/14/01	7/3/02	7	13,405	15,695	1, 8, 1
1029 Fern Ave.	3/5/02	x		11/14/01	8/7/02	7	15,694	16,244	1, 4, 1
588 Hickstown Rd.	6/3/02	x		3/18/02	8/7/02	7	11,458	14,976	1, 2, 1
5 Kenwyck Court	1/14/02	x		11/3/01	5/6/02	7	18,850	19,289	2, 4, 1
13 Girard Ave.	1/17/02	x		10/10/01	5/6/02	7	13,295	13,295	1, 8, 1
35 Wilson Ave.	1/10/02	x		10/9/01	3/18/02	7	10,255	13,622	3, 7, 1
Rehab monitoring									

R-08: \_\_\_\_\_

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE  
TOWNSHIP OF GLOUCESTER, COUNTY OF CAMDEN,  
STATE OF NEW JERSEY, AUTHORIZING ENTERING A  
CONTRACT WITH AN ADMINISTRATIVE AGENT FOR  
THE ADMINISTRATION OF AFFORDABLE UNITS**

*Township of Gloucester, County of Camden*

**WHEREAS**, the Governing Body of *the Township of Gloucester* petitioned the Council on Affordable Housing (COAH) for substantive certification of its Housing Element and Fair Share Plan on *December 31, 2008*; and

**WHEREAS**, *Glocester Township's* Fair Share Plan promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.) and COAH's Third Round Substantive Rules (N.J.A.C. 5:94-1, et. seq.); and

**WHEREAS**, the Mayor and Council of *the Township of Gloucester* wish to enter into an agreement with [*insert name of administrative agent*] for the purpose of administering and enforcing the affordability controls and the Affirmative Marketing Plan of *the Township of Gloucester*, adopted by Resolution Number [*insert number*] on [*insert date municipality adopted affirmative marketing plan*], in accordance with the regulations of the Council on Affordable Housing pursuant to N.J.A.C. 5:94 et.seq. and the New Jersey Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26 et.seq.; and

**WHEREAS**, the agreement designates [*insert name of administrative agent*] as the Administrative Agent for [*select one of the following:* all the units in; OR [*list project(s)* components of] *Glocester Township's* affordable housing program.

**NOW THEREFORE BE IT RESOLVED**, that subject to COAH's approval of this agreement, the Mayor and Municipal Clerk are hereby authorized to sign this agreement dated [*insert date*]; and

**BE IT FURTHER RESOLVED**, the Township of Gloucester hereby designates the Municipal Housing Liaison as the liaison to [insert name of administrative agent]; and

**BE IT FURTHER RESOLVED**, this agreement is hereby attached to the original of this resolution.

Adopted: [insert date]

ATTEST: \_\_\_\_\_

*Rosemary DiJosie*, Municipal Clerk

APPROVED: \_\_\_\_\_

*Cindy Rau-Hatton*, Mayor



GLEN V. BIANCHINI  
Council President

ORLANDO MERCADO  
Council Vice President

Council Members  
RODNEY A. GRECO  
DAN HUTCHISON  
KEVIN A. KITCHENMAN  
SHELLEY LOVETT  
FRANKLIN T SCHMIDT

CINDY RAU-HATTON  
Mayor

THOMAS C. CARD S  
Business Administrator

DAVID F. CARLAMERE, ESQ.  
Solicitor

ROSEMARY DIJOSIE  
Township Clerk

## TOWNSHIP OF GLOUCESTER

1261 Chews Landing-Clementon Rd., at Hider Lane  
P.O. Box 8, Blackwood, New Jersey 08012

(856) 226-4000 • FAX: (856) 374-3527 (Clerk)  
FAX: (856) 374-3528 (Finance)

November 15, 2007

### CERTIFIED RETURN RECEIPT

Lucy Voorhoeve, Executive Director  
State of New Jersey  
Council On Affordable Housing  
101 South Broad Street, P. O. Box 813  
Trenton, NJ 08625-0813

RE: Municipal Housing Liaison  
Gloucester Township, Camden County

Dear Ms. Voorhoeve:

On behalf of the Mayor and Council of the Township of Gloucester I am pleased to provide you information in accordance with the "Checklist For Appointment" for the above referenced matter.

Please find enclosed the following:

1. Gloucester Township Ordinance O-07-27 creating the position of Municipal Housing Liaison adopted October 22, 2007.
2. Gloucester Township Resolution R-07:10-304 appointing Linda Clark as Municipal Housing Liaison adopted October 10, 2007.
  - a. Linda Clark is a Principal Clerk Typist (Civil Service Job Specification 02781). She has more than ten (10) years experience in the Department of Community Development, which includes planning, zoning, and construction.
3. It is our intention to have Linda Clark register for one of the Municipal Housing Liaison courses scheduled for December 2007.

Thank you and should you have any questions, please do not hesitate to call me or you may also e-mail me at [Kiechnen@glorwp.com](mailto:Kiechnen@glorwp.com).

Sincerely,

Kenneth D. Lechner, PP, AICP  
Deputy Director/Planner, Dept. of Community Development

cc: Mayor Cindy Rau-Hatton  
Edward Sayers, Director  
David Carlamere, Esq.

**RESOLUTION APPOINTING MUNICIPAL HOUSING LIAISON  
FOR THE ADMINISTRATION OF GLOUCESTER TOWNSHIP'S  
AFFORDABLE HOUSING PROGRAM**

**WHEREAS**, the Governing Body of Gloucester Township petitioned the Council on Affordable Housing (COAH) for substantive certification of its Housing Element and Fair Share Plan on December 19, 2005; and

**WHEREAS**, pursuant to N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et seq. Gloucester Township is required to appoint a Municipal Housing Liaison for the administration of Gloucester Township's affordable housing program to enforce the requirements of N.J.A.C. 5:94-7 and N.J.A.C. 5:80-26.1 et seq.; and

**WHEREAS**, Gloucester Township has amended Chapter 2 entitled Administrative Code to provide for the appointment of an MHL to administer Gloucester Township's affordable housing program; and

**NOW THEREFORE BE IT RESOLVED**, by the Governing Body of Gloucester Township in the County of Camden, and the State of New Jersey that Linda Clark is hereby appointed by the Governing Body of Gloucester Township as the Municipal Housing Liaison for the administration of the affordable housing program, pursuant to and in accordance with Chapter 2, Administrative Code, Article XIV, Section 26.7 of Gloucester Township's Administrative Code.

Adopted: October 10, 2007

ATTEST:

Rosemary O'Brien  
TOWNSHIP CLERK, RMC

Glen J. Bianchini

PRESIDENT OF COUNCIL

**AN ORDINANCE TO CREATE THE POSITION OF MUNICIPAL HOUSING LIAISON FOR THE PURPOSE OF ADMINISTERING GLOUCESTER TOWNSHIP'S AFFORDABLE HOUSING PROGRAM PURSUANT TO THE FAIR HOUSING ACT.**

**BE IT ORDAINED** by the Township Council of the Township of Gloucester in the County of Camden and State of New Jersey that the following amendments be made to Chapter 2. Administrative Code, Article XIV, Section 26.7 for the purpose of designating a Municipal Housing Liaison of Gloucester Township:

**Section 1. Purpose.**

The purpose of this article is to create the administrative mechanisms needed for the execution of Gloucester Township's responsibility to assist in the provision of affordable housing pursuant to the Fair Housing Act of 1985.

**Section 2. Definitions.**

As used in this article, the following terms shall have the meanings indicated:

**MUNICIPAL HOUSING LIAISON** – The employee charged by the governing body with the responsibility for oversight and administration of the affordable housing program for Gloucester Township.

**ADMINISTRATIVE AGENT** – The entity responsible for administering the affordability controls of some or all units in the affordable housing program for Gloucester Township to ensure that the restricted units under administration are affirmatively marketed and sold or rented, as applicable, only to low- and moderate-income households.

**Section 3. Establishment of Municipal Housing Liaison position and compensation; powers and duties.**

- A. Establishment of position of Municipal Housing Liaison. There is hereby established the position of Municipal Housing Liaison for Gloucester Township.
- B. Subject to the approval of the Council on Affordable Housing (COAH), the Municipal Housing Liaison shall be appointed by the Governing Body and may be a full or part time municipal employee.
- C. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for Gloucester Township, including the following responsibilities which may not be contracted out, exclusive of item 6 which may be

contracted out:

- (1) Serving as Gloucester Township's primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents, and interested households;
  - (2) Monitoring the status of all restricted units in Gloucester Township's Fair Share Plan;
  - (3) Compiling, verifying, and submitting annual reports as required by COAH;
  - (4) Coordinating meetings with affordable housing providers and Administrative Agents, as applicable;
  - (5) Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by COAH;
- D. Subject to approval by COAH, Gloucester Township may contract with or authorize a consultant, authority, government or any agency charged by the Governing Body, which entity shall have the responsibility of administering the affordable housing program of Gloucester Township, except for those responsibilities which may not be contracted out pursuant to subsection C above. If Gloucester Township contracts with another entity to administer all or any part of the affordable housing program, including the affordability controls and Affirmative Marketing Plan, the Municipal Housing Liaison shall supervise the contracting Administrative Agent.
- E. Compensation. Compensation shall be fixed by the Governing Body at the time of the appointment of the Municipal Housing Liaison.

**Section 4. Severability.**

If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance, but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

**Section 5. Inconsistent Ordinances Repealed.**

All ordinances or parts of ordinances which are inconsistent with the provisions of this

ordinance are hereby repealed, but only to the extent of such inconsistencies.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon final adoption and publication in the manner prescribed by law.

Introduced: October 10, 2007  
Adopted: 10/22/07

ATTEST:

Barbara J. Dohse  
TOWNSHIP CLERK, RMC

Ken Bianchini

PRESIDENT OF COUNCIL

Candy Gau-Hatton  
MAYOR

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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE  
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**  
(Submit separate checklist for each site or project)

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**General Description**

Municipality/County: Gloucester Township, Camden County

Project Name: Revere Run III

Block(s) and Lot(s): Block 14100, Lot 17

Affordable Units Proposed: 79

Family: 79      Sale: 79      Rental: 0

Very low-income units: 0      Sale: 0      Rental: 0

Age-Restricted: 0      Sale: 0      Rental: 0

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5:      0

Rental bonuses as per N.J.A.C. 5:97-3.6(a):      0

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>:      31

Smart Growth Bonus as per N.J.A.C. 5:97-3.18:      0

Compliance Bonus as per N.J.A.C. 5:97-3.17:      0

Date zoning adopted: \_\_\_\_\_ Date development approvals granted: \_\_\_\_\_

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**Required Information and Documentation with Petition or in Accordance with an  
Implementation Schedule**

- Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here  in lieu of submitting forms.)

**Is the municipality providing an implementation schedule for this project/program.**

- Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

- No. Continue with this checklist.
- Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- Name and address of owner
- Subject property street location
- Subject property block(s) and lot(s)
- Subject property total acreage
- Indicate if urban center or workforce housing census tract
- Description of previous zoning
- Current zoning and date current zoning was adopted
- Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- Description of surrounding land uses
- Demonstration that the site has street access
- Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- Wetlands and buffers
- Steep slopes
- Flood plain areas
- Stream classification and buffers
- Critical environmental site
- Historic or architecturally important site/district
- Contaminated site(s); proposed or designated brownfield site

- Based on the above, a quantification of buildable and non-buildable acreage
- RFP or Developer's Agreement
- Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- Pro-forma statement for the project
- Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

#### **Information and Documentation Required Prior to Marketing the Completed Units**

- Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- An affirmative marketing plan in accordance with UHAC

#### **MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

##### **IMPLEMENTATION SCHEDULE**

The implementation schedule sets forth a detailed timetable that demonstrates a “realistic opportunity” as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

#### **PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

##### **(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification			

RFP Process			
Developer Selection			
Executed Agreement with provider, sponsor or developer			
Development Approvals			
Contractor Selection			
Building Permits			
Occupancy			

**(B) Site specific information, including the following:**

Site Information	Date Supporting Documentation to be Submitted to COAH
Site Description	
Site Suitability Description	
Environmental Constraints Statement	

**(C) Financial documentation including, the following:**

Financial Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Documentation of Funding Sources		
Project Pro-forma		

Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds		
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### **100% or Municipally Sponsored Narrative Section**

See Housing Element and Fair Share Plan for more information regarding this site.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.